22044

Abstract of Title
and
LIST OF INCUMBRANCES

BY

The Sonoma County
ABSTRACT BUREAU

SANTA ROSA
SONOMA COUNTY · CALIFORNIA

23.51½ A
of
Petaluma
Rancho
A. Freed
and wife
10/1920

So

Mtg
312-69

104920

Abstract of Title
AND
LIST OF INCUMBRANCES

(*As shown by the Records of Sonoma County.*)

AFFECTING

All that Portion of the Rancho Petaluma, in the County of Sonoma, State of California (being a portion of what is known as the "Pulpula Tract" of said Rancho) as particularly described in the Deed from Dario Righetti (a single man) to Adolf Freed and Lurline Freed, his wife, recorded in Liber 267 of Deeds, page 24; and shown on page 143 of this Abstract.

Note,-

We do not find on file in this County, any Map of what is known as the "Pulpula Tract" above referred to, other than the one which is attached to and made a part of the Mortgage from Vallejo to Borel, recorded in Liber C of Mortgages, page 32, and shown on page 27 of this Abstract.

C. T. Hahmann

1991-32.1

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The United States of America,
— TO —
Mariano G. Vallejo.

U. S. PATENT.

Dated November 19, 1874,

For a tract of land situated in the County of Sonoma, and State of California, known as the Petaluma Rancho, Containing 66,622.17 acres.

(Signed) By the President,
U. S. Grant,
(Seal) By S. D. Williamson, Secretary.
Recorded Vol. 9, pages 331 to 368, inclusive,
L. K. Lippincott, Recorder of the General Land Office

Recorded March 28, 1877,

Liber C of Land Patents, page 149.

Note,-

The Plat of the Survey is not attached to the record.

Note No. 2,-

The Grants (in Spanish) from the Mexican Government to Mariano G. Vallejo, of the Rancho Petaluma, are recorded in Liber F of Deeds, pages 40 and 42, of Sonoma County Records.

Mariano G. Vallejo,

— TO —

Theodore Leonard Huillrot,

Edmund Doty, and

Eugene Marie Legeay.

LEASE.

Dated January 15, 1851,

Witnesseth, That the said party of the first part, for and in consideration of the annual rent of $6000.00, leases and to farm lets to the said parties of the second part, for the period of five years, that portion of the Petalomi Rancho which is enclosed and laying in front of the principal building upon said Rancho, containing 300 acres of land, a little more or less, or as much more as they shall cultivate, not to exceed, however, 2000 acres, but all lands taken and cultivated by the said parties of the second part, in addition to the said 300, are to be enclosed by the said parties of the second part with a good and substantial fence.

&c &c

(Signed) M. G. Vallejo,

Eug. M. Legeay,

T. H.Huillrot,

E. Doty.

Witnesses,-

John B. Frisbie,

Fred G. Reeger.

Not Acknowledged.

Recorded March 7, 1851,

Liber E of Deeds, page 248.

Mariano G. Vallejo, Esq,,
— TO —
James King of William, Esq.

MORTGAGE.

Dated September 24, 1851,

To secure the payment of $18,000.00.

Mortgages all that piece or parcel of land lying between Petaluma and Sonoma Creeks, and bounded on the North by a line commencing on Sonoma Creek, where the Southern boundary of the land heretofore granted and conveyed by the party of the first part to James Cooper intersects said Sonoma Creek, and extending Westerly, until it strikes the Petaluma Creek, and thence down said Creek, to its mouth, and thence along the shore of St.Pablo to the mouth of Sonoma Creek; and thence up the said Creek, on its Western bank, to the point of beginning.

Excepting always a tract of land heretofore granted and conveyed by said party of the first part to Robert Graham, amounting to 400 acres, more or less, and another tract heretofore granted and conveyed by said party of the first part to Adelphi Hansen, amounting to 200 acres, more or less, and another tract heretofore granted and leased to Ashby and Coleman, amounting to 160 acres, more or less.

The said piece or parcel of land being a part of the Rancho Petaluma, duly granted and conveyed to said party of the first part by Manuel Micheltoreno, Governor, &c, and filed and recorded December 2, 1850, in Book F, pages 40 and 41, of the County Records of Sonoma County, and State of California.

(Signed) M. G. Vallejo, (Seal)

Recorded (No date of filing)

Liber F of Deeds, page 194.

CANCELLED

By a Certificate of Release,

Dated November 8, 1851,

Properly executed and acknowledged by James King of Wm.,

Recorded November 18, 1851,

Liber G of Mortgages, page 21.

Mariano G. Vallejo,

— TO —

Mathew H. McAllister.

MORTGAGE.

Dated November 13, 1851,

To secure the payment of $25,000.00.

Mortgages all that tract of land situated in the County of Sonoma, State of California, known as the Petaluma Rancho, containing an area of 15 leagues, excepting therefrom certain portions which have been, previous to the date of these presents, sold and conveyed by the party of the first part, and conveyances or which are, at the date hereof, duly recorded in the office of the Recorder of Sonoma County, which said tract of land or Rancho is bounded on the East by Sonoma Creek; on the West by Petaluma Creek; on the South by San Pablo Bay; and on the North by the Yulupa Rancho; which said tract of land was granted to the said party of the first part in two several tracts, by two several grants made by Don Manuel Micheltoreno, Governor, Commandant General, and Inspector, &c &c

Recorded November 18, 1852,

Liber G of Mortgages, page 21.

CANCELLED

By a Certificate of Release,

Dated June 17, 1852,

Properly executed and acknowledged by M. H. McAllister,

Recorded June 18, 1852,

Liber G of Mortgages, page 22.

Mariano G. Vallejo, and
Francisco B. Vallejo, his wife,
— TO —
Samuel Moss, Jr.

MORTGAGE.

Dated December 4, 1854,

To secure the payment of $15,000.00.

Mortgages the Petaluma Rancho, and also a lot of land in the Town of Sonoma, on the North side of the Plaza, upon which lot is situated the building known as the Mansion House.

Recorded December 6, 1854,

Liber A of Mortgages, page 44.

ASSIGNED

By a Deed of Assignment,

Samuel Moss, Jr.,
—TO —
J. Mora Moss.

Dated May 21, 1855,

Properly executed and acknowledged,

Recorded (No date of filing)

Liber A of Assignments, page 9.

CANCELLED

By a Certificate of Release,

Dated April 22, 1857,

Properly executed and acknowledged by J. Mora Moss,

Recorded April 23, 1857,

Liber A of Releases, page 106.

12th District Court, San Francisco County.

Henry W. Halleck,
A. C. Peachy, and
Fred Billings,
— vs —
M. G. Vallejo.

ATTACHMENT.

Dated November 15, 1855,

To recover the sum of $15,252.00.

Attaches, on November 20, 1855, the Rancho or tract of land called "Petaluma, situate in Sonoma County, State of California, &c &c

(And other property not affecting the premises under search.)

Filed November 20, 1855,

In the County Recorder's Office of Sonoma County .

Register C, Case No. 2352.

"1855

Novbr. 15	Complaint filed. Summons issued. Affidavit and Undertaking on Attachment filed, and Attachment issued to Sonoma and Solano Counties.
" 23	Returned Attachment from Solano County.
" 21	Service on Deft. in Sonoma County.
" 26	Sheriff return Attachment from Sonoma Co. Action discontinued June 13, 1862."

7th District Court in and for Solano County.

S. C. Hastings,
vs
Mariano G. Vallejo.

TRANSCRIPT OF JUDGMENT.

Dated May 31, 1856,

In favor of Plaintiff for $1000.00 principal; $85.00 interest, and $31.85 Costs.

Filed and Recorded June 9, 1856

Liber S of Transcripts of Judgments, page 15.

Mariano G. Vallejo,

— TO —

William B. Fox, and

Peter O'Connor.

MORTGAGE.

Dated May 3, 1858,

To secure the payment of $10,000.00.

Mortgages all that Rancho in the County of Sonoma, State of California, known as the "Petaluma Rancho". (Describes the same by metes and bounds) And containing 60,094.72 acres.

Recorded May 6, 1858,

Liber B of Mortgages, page 391.

CANCELLED

By a Certificate of Release,

Dated February 19, 1859,

(Signed) Wm. B. Fox, by his
Attys.in fact, E. R. Falkner,
Henry A. Fox, (Seal)
Peter O'Connor, by his
Attys.in fact, E. R. Falkner, (Seal)
Henry A. Fox,

Properly executed and acknowledged.

Recorded February 23, 1859,

Liber B of Releases, page 56.

Note,- Sufficient Power of Attorney from William B. Fox and Peter O'Connor to Evelyn R. Falkner and Henry A. Fox of record February 22, 1859, in the Recorder's Office of Sonoma County.

C. T. Hahmann
Manager

Mariano G. Vallejo,

— TO —

Alfred Borel.

LEASE.

Dated November 18, 1858,

Does lease to the party of the second part, his executors, administrators and assigns, the Rancho situate in Sonoma County, State of California, adjoining the Town of Sonoma, called and known as the Pulpula, Containing 1500 acres, more or less, lying along the Sonoma Creek, on the West side thereof, and bounded on the North, South and West by lands of Swift, and being part of the Rancho Petaluma, granted by the Mexican Government to the said Vallejo; for the full term of one year from the date hereof, with the right to retain said premises for five years longer.

&c &c

(Signed) M. G. Vallejo, (Seal)

Witness,-

B. S. Brooks.

Proven November 19, 1858,

(By the oath of the subscribing witness, Benjamin S. Brooks)

Before John Benson, N. P.,

San Francisco.

Recorded November 23, 1858,

Liber A of Leases, page 52.

Mariano Guadalupe Vallejo,

—— TO ——

Alfred Borel.

MORTGAGE.

Dated February 18, 1859,

To secure the payment of $15,000.00.

Mortgages all those certain pieces, parcels or lots of land, situated in the County of Sonoma, known and designated upon a Map or Survey of the Pulpula Rancho, made by Peabody and Brewster,as Subdivisions Q, N, H, C, R, M, I, B, K, A, Containing in all and making together a tract of land containing 1623½ acres.

Which said tracts of land are portions of the Polpula Rancho, are situated adjoining to each other,and lying on the Westerly side of Sonoma Creek,and being the same premises which,together with the farm of Graham,are included within a new and substantial fence lately erected by the party of the first part,and being further described by the diagram hereunto annexed and recorded herewith.

(Signed) M. G. Vallejo, (Seal)

Witness,- John Benson.

Acknowledged February 18, 1859,

Before John Benson, N. P., San Francisco.

(Upon the record of said Mortgage is here shown a plat, which we have shown on following page.)

Recorded February 23, 1859,

Liber C of Mortgages, page 32.

CANCELLED

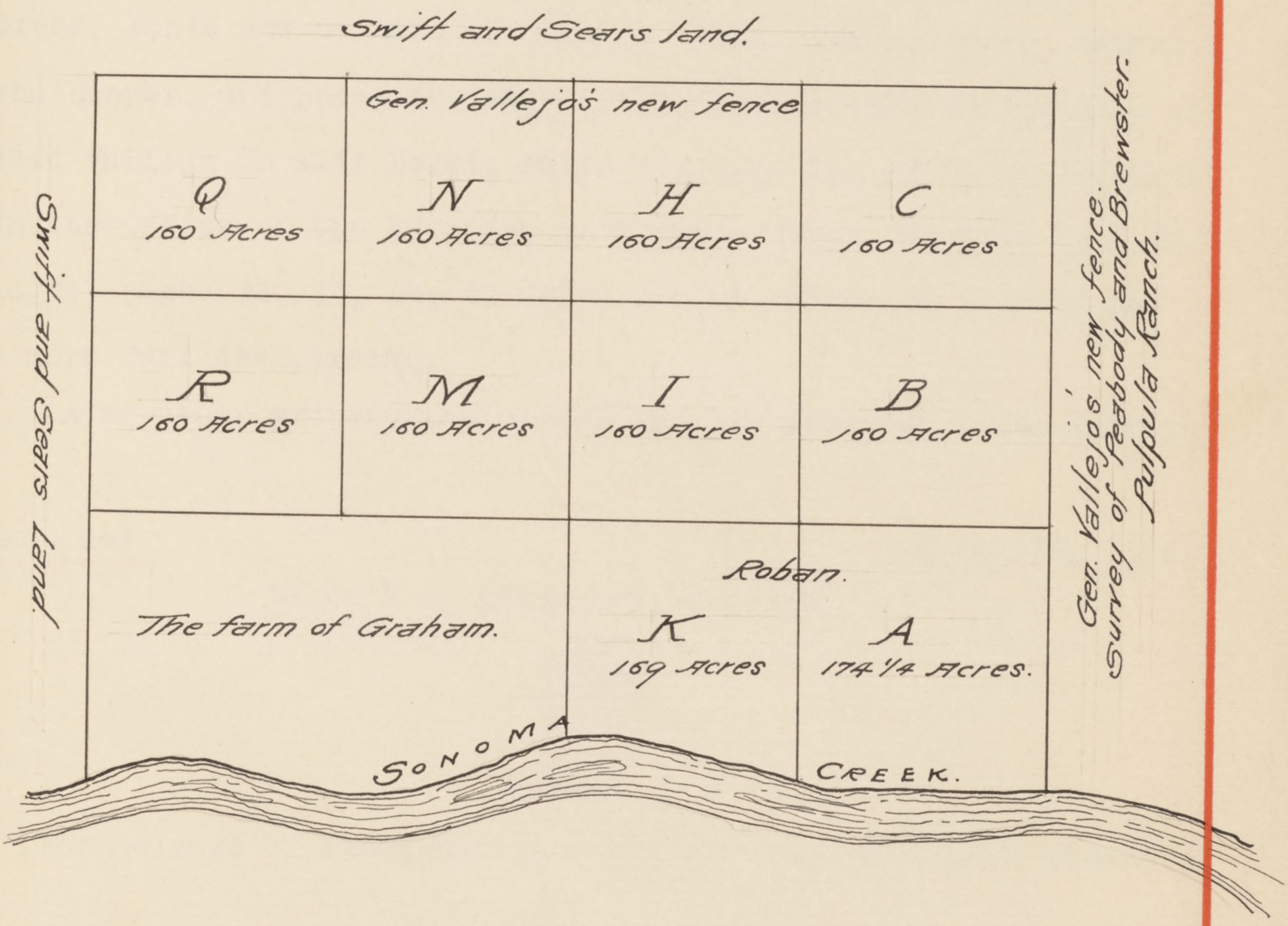
By a Certificate of Release,

Dated March 18, 1862,

Properly executed and acknowledged by Alfred Borel,

Recorded March 2/5, 1862,

Liber B of Releases, page 329.


Swift and Sears land.
Gen. Vallejo's new fence
Swift and Sears land
Q 160 Acres
N 160 Acres
H 160 Acres
C 160 Acres
R 160 Acres
M 160 Acres
I 160 Acres
B 160 Acres
The farm of Graham.
Roban.
K 169 Acres
A 174 1/4 Acres.
Gen. Vallejo's new fence.
Survey of Peabody and Brewster.
Pulpula Ranch.
SONOMA CREEK.

Mariano G. Vallejo,

— TO —

Alfred Borel.

MORTGAGE.

Dated March 18, 1862.

To secure the payment of $25,000.00.

Mortgages all those certain pieces or parcels of land, lying and being in the County of Sonoma, State of California, being portions of the Petaluma Rancho, described as follows:-

First Piece,- All those certain pieces of land known and designated upon the Map of the "Pulpula Rancho", made by Peabody and Brewster, as Subdivisions Q, N, H, C, R, M, I, B, K, A, containing together an area of 1623 acres, bounded by the Sonoma Creek, lands now or late of Graham, Ewing, Fowler, Ryan, Swift, and Cooper, and being the same premises described in Mortgage of said Vallejo to said Borel, dated February 18, 1859, and recorded in the Office of the Recorder of Sonoma County, in Book C of Mortgages, pages 32, 33, 34, to which record reference is made for a more full description.

(Also other property not affecting the premises under search)

Recorded March 25, 1862,

Liber E of Mortgages, page 361.

(For Release of above Mortgage see page 47 of this Abstract.)

Mariano G. Vallejo, and
Benicia F., his wife,
— TO —
James Cooper, and
Thomas Spriggs.

This deed placed for reference.

DEED.

Dated June 29, 1849,

Cons:- $1700.00.

Do bargain, sell and convey unto the said Cooper and Spriggs, and to their heirs and assigns forever, all that certain tract of land, in the District of Sonoma, bounded and described as follows:-

The said tract being Section Number 6, lying South of the Section of John Lewis, on the West side of Sonoma Creek, as described and laid down in a certified plot of Petaluma Farm, said plot being in the possession of said Vallejo.

Covenant of Warranty against the lawful claims of all persons.

(Signed) M. G. Vallejo, (Seal)
Benicia F. Vallejo, (Seal)

Witnesses,-
Chas. P. Wilkins.
James C. Borne.

Acknowledged August 18, 1850,

Before R. B. Butler, Deputy Recorder,
Sonoma County.

Recorded August 18, 1850,

Liber E of Deeds, page 153.

Mariano G. Vallejo,

— TO —

Jerome Lincoln.

DEED.

Dated January 9, 1863,

Cons:- $20,000.00.

Does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain piece, parcel or tract of land, lying and being in the County of Sonoma, State of California, being a portion of the Pulpula Tract on the Petaluma Rancho, bounded and described as follows, to wit:-

Beginning at a stake on the West bank of Sonoma Creek, at the Southeast corner of land heretofore conveyed by M. G. Vallejo to Cooper and Spriggs, and running thence Southwesterly, along the fence of M. G. Vallejo, and on the line of lands now or late owned by said Cooper and Spriggs, and by G. P. Swift, to a stake at the corner of said fence; thence South 22° 19' East, continuing along said fence, and on the line of lands now or late of Swift, Ryan and Fowler, 161.69 chains to a stake in the corner of the fence, standing at the Northwest corner of land heretofore conveyed by M. G. Vallejo to W. P. Ewing; thence North 67° 4' East on said Ewing's line, 79.78 chains to a stake at the Southwest corner of the tract conveyed to Graham; thence North 22° 56' West on said Graham tract, 80 chains to a stake at the Northwest corner of said tract; thence North 67° 4' East to a stake on the bank of Sonoma Creek, at the Northeast corner of said tract; thence up the center of said Creek, to the place of beginning. Containing 1623 acres, and being the same premises known as subdivisions A, B, C, H, I, K, M, N, Q, R, of Peabody and Brewster's Survey of the Pulpula Tract.

(Signed) M. G. Vallejo, (Seal)

Witness,-

William D. Bliss.

Acknowledged January 10, 1863,

Before G. L. Wratten, N. P.,

Sonoma County.

Recorded January 16, 1863,

Liber 13 of Deeds, page 504.

Alfred Borel,

— TO —

Jerome Lincoln.

DEED.

Dated January 12, 1863,

Cons:- $1.00.

Does remise, release and quitclaim unto the said party of the second part, and to his heirs and assigns forever, all that certain piece, parcel or tract of land, situate, lying and being in the County of Sonoma, State of California, being a portion of the Pulpula Tract, on the Petaluma Rancho, bounded and described as follows, to wit:-

(Here follows same description as in Deed from Mariano G. Vallejo to Jerome Lincoln, recorded in Liber 13 of Deeds, page 504; and shown on page 35 of this Abstract.)

Being a portion of the premises conveyed by Mortgage executed by M. G. Vallejo to Alfred Borel, bearing date March 18th, 1862, recorded in Book __ of Mortgages, page __, of Sonoma County Records, the object of this conveyance being to release and discharge the above described premises from the lien of said Mortgage.

(Signed) Alfred Borel, (Seal)

Witness,-

Saml. Hermann.

Proven January 14, 1863,

(By the oath of the subscribing witness, Samuel Hermann)

Before E. P. Peckham, N. P.,

San Francisco.

Recorded February 16, 1863,

Liber 13 of Deeds, page 584.

Mariano G. Vallejo,

— TO —

Alfred Borel.

DEED.

Dated November 12, 1864,

Cons:- $19,000.00.

(Rev. Stamp $20.00 cancelled)

Does remise, release and quitclaim unto the said party of the second part all that certain tract, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, known and described as the Petaluma Rancho, heretofore granted by the Mexican Government to the party of the first part, bounded by the Rancho Roblar de la Miseria, the Cotate Rancho, the Yulupa Rancho, Sonoma Creek, San Pablo Bay and Petaluma Creek, Containing 66,622.17 acres, according to the plat of the survey of the said Rancho approved by I. W. Manderville, United States Surveyor General for California, on the 4th day of June, 1860, and approved by Ogden Hoffman, Judge of the District Court of the United States in and for the Northern District of California, on the 11th day of February, 1862, and now on file in the office of the Clerk of said Court.

To Have, &c, unto the said party of the second part, his heirs and assigns forever.

(Signed) M. G. Vallejo, (Seal)

Witness,- Henry Haight.

Acknowledged (By M. G. Vallejo) November 14, 1864,

Before Henry Haight, N. P.,

San Francisco.

Recorded November 17, 1864,

Liber 16 of Deeds, page 195.

In the Dist. Court of the 7th Judicial District,
of the State of California, in and for the County of Sonoma.

Alfred Borel,
— vs —
James Black,
Albert Wissell,
Oliver W. Craig,
Harriet A. Stanley, and
William Humphries.

Wm. D. Bliss.

Register D, page 428, Case No. 484 (n.s.)

1865

Janry. 28 Complaint filed,-

Action to foreclose the lien of a Mortgage made by Mariano G. Vallejo to Plaintiff, March 18, 1862, as security for the payment of $25,000, and interest, which Mortgage was recorded March 25, 1862, in Book E of Mortgages, page 361, Sonoma County Records.

The land mortgaged being the following described portions of the Petaluma Rancho, viz:-

1st,- All those certain pieces of land known and described upon the Map of the "Pulpula Rancho", made by Peabody and Brewster as Subdivisions Q, N, H, C, R. M. I. B. K. A, containing together an area of 1623 acres, bounded by the Sonoma Creek, lands now or late of Graham, Ewing, Fowler, Ryan, Swift and Cooper, and being the same premises described in Mortgage of said Vallejo to said Borel, dated February 18, 1859, and recorded in the office of the County Recorder of Sonoma County ,in Book C of Mortgages, page 32, 33, 34, to

1865	which record reference is made for more full description. (Also other property, being Tracts Two to Nine, inclusive, which does not affect the premises under search.) Also, to recover $53.19 delinquent taxes for 1864, and Costs of Suit, paid by Plaintiff, &c &c
Janry. 30	Summons issued.
1866	
Febry. 13	Summons returned, with proof of service on certain defendants.
March 16	Alias Summons issued.
April 1	Alias Summons returned, with proof of service on Albert Wissell.
June 26	Default of Defendant Wm.Humphries,Filed and Entered.
" "	Order of reference entered, and Report of Referee, showing amount due Plaintiff, -Filed.
" "	Order for Decree in favor of Plaintiff, -Entered.
" "	Decree filed and entered (Judgment Book D, page 684) Recites entry of default against defendant Wm. Humphreys, and dismissal as to the other defendants, and renders Judgment in favor of plaintiff for $241.08, and Counsel fees $14.98, and Taxes $58.67, Total $314.73, and orders sale of Lot 195 of the City of Petaluma, Containing 31.68 acres.
" "	Judgment Roll made and filed.
July 12	Order of Sale issued.
1870	
Janry. 11	Full satisfaction of Judgment filed.

Alfred Borel,
— TO —
Mariano G. Vallejo.

RELEASE.

Dated March 9, 1866,

Know All Men by these Presents, That I, Alfred Borel, resident of the City and County of San Francisco, do hereby certify, acknowledge and declare that a certain Mortgage bearing date the 18th day of March, A. D. 1862, made and executed by Mariano G. Vallejo, the party of the first part therein, to Alfred Borel, the party of the second part therein, on the Petaluma Rancho, to secure the payment of $25000.00, which mortgage is recorded in the Office of the County Recorder of the County of Sonoma, in Book E of Mortgages, pages 361 to 365, on the 27th day of March, A. D. 1862, is fully paid and satisfied, and should be discharged of record.

(Signed) Alfred Borel, (Seal)

Acknowledged April 2, 1866,

Before J. H. Blood, N. P.,
San Francisco.
(Rev. Stamp 5 ¢ cancelled)

Recorded April 6, 1866,

Liber C of Releases, page 50.

Jerome Lincoln,
— TO —
William F. Capto.

This deed placed for reference.

DEED.

Dated November 2, 1868,

Cons:- $1900.00.

(Rev. Stamp $2.00 cancelled)

Does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain piece, parcel or tract of land, situate, lying and being in the Petaluma Rancho, in the County of Sonoma, State of California, bounded and described as follows:-

Beginning at a redwood post standing on a rocky knoll at the Southeast corner of a tract of land heretofore conveyed by M. G. Vallejo to Fowler, and at the most Westerly corner of a tract heretofore conveyed by M. G. Vallejo to Ewing, and at the most Southerly corner of the tract conveyed by M. G. Vallejo to Jerome Lincoln; and thence running North 67° 04' East, on the line of said Ewing Tract, 61.66 chains to a redwood post; thence North 23° 04' West 26 chains to a post; thence South 67°04' West 61.66 chains to a post; thence South 22° 49' East, on the line of said Fowler Tract, 26 chains to place of beginning. Containing 160 acres, more or less, and being a part of the premises conveyed by M. G. Vallejo to Jerome Lincoln, party of the first part, by deed dated January 9th, 1863, recorded in Book 13 of Deeds, page 504, of Sonoma County Records.

(Signed) Jerome Lincoln, (Seal)

Witness,-

William D. Bliss.

Acknowledged December 24, 1868,

Before E. V. Joice, N. P.,

San Francisco.

Recorded January 5, 1869,

Liber 25 of Deeds, page 442.

Jerome Lincoln, and
William D. Bliss,
— TO —
County of Sonoma.

This deed placed for
reference.

DEED.

Dated November 20, 1877,

Cons:- $750.00.

Do grant and covenant unto the said party of the second part that from and after the date of these presents, the said party of the second part shall, without let, hindrance or molestation by the said parties of the first part, perpetually to have, use and enjoy as and for a public road and highway of said County,and for that purpose to be laid out and opened by said party of the second part, &c, All that certain piece and belt of land, having the termini, courses, distances, metes and bounds ascertained by survey of a line at all points in the middle of said way, following, to wit:-

Beginning at a point which is South 66° 45' West distant 25 feet from a stake which marks the corner of the lands of James McMackin and Jerome Lincoln, where the same joins the line of land of James Kenedy; thence North 23° 15' West, running at a distance of 25 feet from the line of land of James McMackin, 50 chains; thence North 61° West 32.56 chains; thence North 33° 50' West 86.27 chains to a point on the line of the highway leading from Sonoma to Lakeville, which is South 66° 45' West distant 19.75 chains from the most Westerly corner of land of S.J.Agnew, Being parcel of the Palpala Tract of the Petaluma Rancho, in the County of Sonoma,conveyed by M. G. Vallejo to Jerome Lincoln, by deed dated January 9, 1863.

The said belt of land having at all points between and at said termini the width of 50 feet, &c &c

In Witness, &c,

(Signed) Jerome Lincoln, (Seal)

William D. Bliss, (Seal)

Witness,-

Wm. Harney.

Acknowledged November 21, 1877,

Before William Harney, N. P.,

San Francisco.

Recorded December 3, 1877,

Liber 62 of Deeds, page 211.

Jerome Lincoln,

—— TO ——

James Biggins.

This deed placed for reference.

DEED.

Dated February 18, 1879,

Cons:- $2100.00.

Does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain piece, parcel or lot of land, situate, lying and being in Petaluma Rancho, County of Sonoma, State of California, being a portion of Palpula Tract, parcel of said Rancho, bounded and described as follows:-

Beginning at a stake marked WB, standing at the most Westerly corner of the tract of land conveyed by M. G. Vallejo and wife to Robert Graham by deed dated July 9, 1851, recorded in Book F of Deeds, page 168, of Sonoma County Records; thence South 23° 15' East, on the line of said tract, 34 chains to a stake marked WB; thence on the line of the new road, North 61° West 34.10 chains to an iron pin driven into the ground at the angle in the road; thence North 33° 30' West 6 chains, more or less, to the stake marked WB; thence North 66° 45' East 22.25 chains to the place of beginning. Containing 42 acres, more or less.

(Signed) Jerome Lincoln, (Seal)

Witness,-

James Mason.

Acknowledged February 19, 1879,

Before James Mason, N. P.,

San Francisco.

Recorded March 12, 1879,

Liber 68 of Deeds, page 22.

Jerome Lincoln,

— TO —

William D. Bliss.

DEED.

Dated November 14, 1883,

Cons:- $8250.00.

Does grant, bargain and sell unto the said party of the second part, and to his heirs and assigns forever, all that certain piece, parcel or tract of land, situate, lying and being in the County of Sonoma, State of California, portion of the Pulpula Tract, in the Petaluma Rancho, bounded and described as follows:-

Beginning at an iron plough share driven into the ground at one of the stakes set by Rowe, Surveyor, on the line of land now owned by William Bihler, bearing North 23° West distant 26 chains from one of Rowe's stakes standing at the common corner of the pieces of land heretofore conveyed by M. G. Vallejo to Fowler, to Ewing, and to Jerome Lincoln, respectively, and from said place of beginning running on line of Bihler, North 23° West 54 chains to Rowe Stake; thence South 67° West 57 chains, more or less, to the Strip of land conveyed by Jerome Lincoln to Sonoma County by deed dated November 20th, 1877, recorded in Book 62 of Deeds, page 211, of Sonoma County Records; thence along said strip, Southeasterly, to a point distant 75 links from the most Southerly corner of land conveyed by Jerome Lincoln to James Biggins by deed dated February 18, 1879, recorded in Liber 68 of Deeds, page 22; thence continuing along said strip, South 23° East 45 chains, more or less, to an iron plough share driven into the ground, distant 75 links from a Rowe post on the Ewing line, at the corner of a piece of land heretofore conveyed by M. G. Vallejo to Graham; thence South 67° West 17.50 chains, more or less, to a

Rowe stake; thence on the line of land conveyed by Jerome Lincoln to William Capto, by deed dated November 2, 1868, recorded in Book 25, page 442, North 23° West 26 chains to a Rowe stake; and South 67° West 61.97 chains to the place of beginning. Containing 440 acres, and being a portion of the premises conveyed by M. G. Vallejo to Jerome Lincoln by deed dated January 9th, 1863, recorded in Book 13 of Deeds, page 504.

Also the right to pass and travel, with servants, horses and vehicles, over a strip of land, 75 links wide, Commencing at a Rowe stake 54 chains from the place of beginning aforesaid, and extending North 23° West 40 chains to the Petaluma road.

(Signed) Jerome Lincoln, (Seal)

Witness,-
E. V. Joice.

Acknowledged November 14, 1883,
Before E. V. Joice, N. P.,
San Francisco.

Recorded November 19, 1883,
Liber 87 of Deeds, page 492.

William D. Bliss,

TO

Antoine Borel.

MORTGAGE.

Dated March 28, 1884,

To secure the payment of $10,000.00.

Mortgages same premises as in Deed from Jerome Lincoln to William D. Bliss, recorded in Liber 87 of Deeds, page 492; and shown on page 59 of this Abstract.

Recorded March 29, 1884,

Liber 40 of Mortgages, page 68.

CANCELLED

By a Certificate of Release,

Dated May 28, 1888,

Properly executed and acknowledged by Antoine Borel,

Recorded June 8, 1888

Liber M of Releases, page 296.

Mary A. D. Bruen,
of the City of Newport, and
State of Rhode Island,
— TO —
William D. Bliss.

POWER OF ATTORNEY.

Dated September 18, 1884,

Do make, constitute and appoint William Bliss, of __, in the said State of California, my true and lawful attorney, for me, and in my name, place and stead, to grant, bargain and sell, or release, all lands within the State of California, in or to which I have any right, title or interest, or any part thereof, for such price, and on such terms, as to him shall seem meet, and for me, and in my name, to make, execute and acknowledge and deliver good and sufficient deeds and conveyances for the same, either with or without covenants and warranty. Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully, to all intents and purposes as I might or could do, if personally present, with full power of substitution and revocation. Hereby ratifying and confirming all that my said attorney, or his substitute, shall lawfully do, or cause to be done, by virtue hereof.

(Signed) Mary A. D. Bruen, (Seal)

Witness,-
Walter B. Simmons.

Acknowledged September 18, 1884,

Before Walter B. Simmons, N. P.,
Newport, R. I.

(Here follows Certificate of Thomas W. Wood, County Clerk, &c, of the County of Newport, State of Rhode Island, dated September 18, 1884, certifying that Walter B. Simmons was, at the time of taking said above acknowledgment, a Notary Public in and for said County and State, duly authorized, &c)

Recorded July 9, 1888,

Liber C of Powers of Attorney, page 391.

Mary L. Bruen,
of the City of Newport, and
State of Rhode Island,
— TO —
William Bliss.

POWER OF ATTORNEY.

Dated September 18, 1884

Do make, constitute and appoint William Bliss, of __, in the said State of California, my true and lawful attorney, for me, and in my name, place and stead, to grant, bargain and sell or release all lands within the State of California, in or to which I have any right, title or interest, or any part thereof, for such price, and on such terms as to him shall seem meet, and for me, and in my name, to make, execute and acknowledge and deliver good and sufficient deeds and conveyances for the same, either with or without covenants and warranty. Giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully, to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation. Hereby ratifying and confirming all that my said attorney, or his substitute, shall lawfully do or cause to be done by virtue hereof.

(Signed) Mary L. Bruen, (Seal)

Witness,-
Walter B. Simmons.

Acknowledged September 18, 1884,

Before Walter B. Simmons, N. P.,
Newport, R. I.

(Here follows Certificate of Thomas W. Wood, County Clerk of the County of Newport, State of Rhode Island, Dated September 18, 1884, certifying that Walter B. Simmons was, at the time of taking said above acknowledgment, a Notary Public in and for said County and State, duly authorized, &c).

Recorded July 9, 1888,

Liber C of Powers of Attorney, page 393.

Mary L. Bruen, and
Mary A. D. Bruen,
acting by their Attorney
in fact, William D. Bliss.
—— TO ——
E. Louise Bliss.

DEED.

Dated November 20, 1884,

Cons:- $4000.00.

Do grant, bargain and sell unto the said party of the second part, and to her heirs and assigns forever, all those certain pieces or parcels of land, situate, lying and being in the County of Sonoma, State of California, being portions of the Pulpula Tract on the Petaluma Rancho, bounded and described as follows, to wit:-

First Piece,- Beginning at a stake standing at the most Southerly corner of the land conveyed by Jerome Lincoln to Robert Howe and Robert Hall, by deed dated November 14, 1882; thence South 67° West, on the lands of McMackin and Biggins, 35.33 chains to the strip of land conveyed by Lincoln to Sonoma County, by deed dated November 20, 1877; thence along said strip, North 32° 45' West 80 chains to the highway; thence North 67° 15' East 19 chains to land of Agnew; thence on his line, South 23° 45' East 26.37 chains, and North 66° 15' East 30 chains to the most Westerly corner of land conveyed by Lincoln to Howe and Hall, by deed dated December 28, 1881; thence on the lands of Howe and Hall, South 23° 45' East 53.62 chains to the place of beginning. Containing 265.49 acres.

Second Piece,- Beginning at a post bearing North 23° West

distant 80 chains from a stake to the common corner of lands conveyed by M. G. Vallejo to Fowler, to Ewing, and to Lincoln; thence North 23° West 55 chains to an iron pin at the angle in the Petaluma Road; thence North 67° 15' East 43 chains to the strip of land aforesaid; thence South 32° 45' East, along said strip, 82 chains to a stake; thence South 67° West 57 chains to the place of beginning. Containing 404.43 acres.

Third Piece,- Beginning at aforesaid post, distant 80 chains from the common corner aforesaid; thence South 23° East 54 chains to a plough share driven into the ground; thence North 67° East 61.97 chains to a stake; thence South 23° East 26.05 chains to a stake; thence North 67° East 17.50 chains to the strip of land aforesaid; thence along said strip, North 23° West 45 chains; thence North 58° 15' West 37 chains; thence North 32° 45' West 4.66 chains to a stake; thence South 67° West 57 chains to the place of beginning. Containing 440 acres.

To Have, &c, unto the said party of the second part, her heirs and assigns forever, as her separate property, and free from all claim of her husband. The object of this deed being to convey to party of the second part the one equal undivided eighth part of said three pieces of land, the legal title of which is vested in Jerome Lincoln.

(Signed)

Mary L. Bruen,
By her Attorney in fact, William D. Bliss,
Mary A. D. Bruen,
By her Attorney in fact, William D. Bliss.

Acknowledged November 24, 1884,

Before J. S. Van Doren, N. P.,
Sonoma County.

Recorded December 8, 1886,

Liber 103 of Deeds, page 190.

E. Louise Bliss,
wife of William D. Bliss,
— TO —
William D. Bliss.

DEED.

Dated December 15, 1884,

Cons:- $1650.00.

Does remise, release and quitclaim unto the said party of the second part, and to his heirs and assigns forever, all that certain piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, being a portion of the Pulpula Tract on the Petaluma Rancho, bounded and described as follows:-

Beginning at a post bearing North 23° West distant 80 chains from a stake set by Surveyor Rowe, at the common corner of tracts of land heretofore conveyed by M. G. Vallejo to Fowler, to Ewing, and to Lincoln, respectively; thence South 23° East 54 chains to an iron plough share driven into the ground; thence North 67° East 61.97 chains to a stake; thence South 23° East 26.05 chains to the Ewing tract aforesaid; thence North 67° East 17.50 chains to a plough share driven into the ground; thence running on the line of a strip of land conveyed by Jerome Lincoln to Sonoma County, by deed dated November 20, 1877, recorded in Book 62 of deeds, page 211, of Sonoma County Records, North 23° West 45 chains; North 58° 15' West 37 chains; North 32° 45' West 4.66 chains to a stake distant 75 links from the most Westerly corner of land conveyed by Jerome Lincoln to James Biggins by deed dated February 18, 1879, recorded in Book 68 of Deeds, page 22, of Sonoma County Records; thence South 67° West 57 chains to the place of beginning. Containing 440 acres.

The piece of land above described is the same piece conveyed to the party of the second part by deed dated November 14, 1883, recorded in Book 87 of Deeds, page 492, of Sonoma County Records, and this deed is intended to convey to party of the second part all the equitable share and interest to and in one undivided eighth of said piece of land, derived by the party of the first part from the deed made to her by Mary L. Bruen and __ A.D.Bruen, dated November 20, 1884.

(Signed) E. Louise Bliss, ----

Witness,-
J. S. Van Doren.

Acknowledged December 15, 1884,
Before J. S. V/an Doren, N. P.,
Sonoma County.

Recorded December 8, 1886,
Liber 103 of Deeds, page 187.

In the Superior Court of the County of Sonoma,

State of California,

In the Matter of the Estate
— of —
William D. Bliss, Deceased,

Register 2, page 136,
Case No. 1588,

PROBATE PROCEEDINGS,

1886

Novbr.12 Last Will and Testament filed,

(Copy)

"I, William D. Bliss, a resident of the City of Petaluma, County of Sonoma, State of California, being aware of the uncertainty of life, and the certainty of death, do, on this Twenty-first day of October, in the year one thousand, eight hundred and eighty-six, make, publish and declare this instrument to be my last Will and Testament, to wit:

First, - I do give and devise to my brother, Colonel Alexander Bliss, a resident of the City of Washington, in District of Columbia, all my one undivided half, of, in and to that certain tract of land, situated, lying and being in Vallejo Township, in said County of Sonoma, being a portion of the "Petaluma Rancho", and described and designated on the Subdivision Maps of said Rancho, heretofore made by Charles Westley Rowe and Edward H. Rowe, by certain numbers, which numbers I do not now remember. Said tract being commonly called by the residents of said Township as the "Old Adobe Tract", and by the members of my family as the "Casa Grande" Tract.

1886

My said Brother is now the owner of one undivided half of said tract, and it being my intention, by this clause of my Will, to make and constitute him the owner in fee simple, of the whole of said tract,

Second, - All the rest, residue and remainder of my property, both real and personal, and of whatever nature, I do devise, bequeath and give to my wife, Ellen Louise Bliss,

Third, - I make, constitute and appoint my said wife, Ellen Louise Bliss, sole Executrix of this Will,

Fourth, - I give to my said Executrix full power and authority to sell, convey and assign the whole, or any part of my property, except the portion thereof described in the first clause of this Will, either at public or private sale, and in such manner and at such price as to her shall seem best,

Fifth, - I direct that no bond shall be required of my said Executrix, by the Superior Court, or by any other Court whatever, either upon the issuance of Letters Testamentary on this Will, or at any other period during the administration and settlement of my estate,

In Witness Whereof I have hereunto set my hand, at the City of Petaluma aforesaid, on the day and year first above written, in the presence of Alexander B. Hill, a resident of Vallejo Township aforesaid, and George P. McNear, a resident of the City of Petaluma, aforesaid, who at my request, and in my presence, and in the presence of each other, have hereunto set their names as subscribing witnesses,

William D. Bliss,

Testator,

My said brother [illegible] the [illegible] of the [illegible]

[illegible] of said tract, [illegible] by this

clause of my will, to make [illegible]

in fee simple, of the whole of said tract.

Second. - All the rest, residue and remainder of

my property, both real and personal, and of whatever

nature, I do devise, bequeath and give to my wife,

[illegible] Louise [illegible].

Third. - I name, constitute and appoint my said wife,

[illegible] Louise [illegible], sole Executrix of this will.

Fourth. - I direct [illegible]

[illegible] to sell, convey and [illegible] the whole or

any part of my property, [illegible]

[illegible] in the [illegible] of [illegible], either at

public or private sale, and [illegible]

[illegible] she shall see fit.

Fifth. - I direct that [illegible] shall be required

of my said Executrix, by the [illegible]

other court whatever, either upon [illegible]

[illegible] to this will, or [illegible]

during the administration of [illegible]

In witness whereof I have [illegible]

the [illegible]

first above written. [illegible]

[illegible]

[illegible] F. [illegible]

[illegible]

[illegible]

names as subscribing witnesses.

1886 Witnesses:-

Alexander B. Hill,

George P. McNear,

CODICIL,

Dated Oct. 21st, 1886,

I do hereby give to my said wife, Ellen Louise Bliss, the sole use, control and benefits of that portion of the "Casa Grande" tract aforesaid, containing about Four hundred and sixty acres, which is not at this date under lease to John Allen & Patrick Hennelly, for the term of five years from the issuance of Letters Testamentary upon this Will,

William D. Bliss, Testator,

Witnesses:-

Alexander B. Hill,

George P. McNear".

Novbr.12 Petition of Ellen Louise Bliss (widow of deceased) for Probate of Will, -Filed,

Recites, That William D. Bliss died on the first day of November, 1886, at Petaluma, in said County of Sonoma, State of California. That said deceased, at the time of his death, was a resident of the said County of Sonoma, in said State of California, and left estate therein consisting of real and personal property, viz:

Real Estate situate in the County of Sonoma, of the value of about $114,400.00. Real Estate in Santa Barbara County about $25000.00, and Personal Property of the value of about $8000.00.

That the estate and effects, for or in respect of which the probate of the Will hereinbefore mentioned

1886 is hereinafter applied for, does not exceed the sum of $150000. That said deceased left a Will dated October 21, 1886, in the possession of your petitioner, and which petitioner believes and therefore alleges to be the last Will and Testament of said deceased, and which is herewith presented to said Superior Court.

That your petitioner is named in said Will as Executor thereof, and your petitioner, aged about __ years, residing at Petaluma, in said County, and Alexander Bliss, a resident of the City of Washington, in the District of Columbia, are the persons named in said Will as devisees. That the subscribing witnesses to said Will are Alexander B. Hill, residing in said County of Sonoma, and George P. McNear, residing in the said County of Sonoma. That the next of kin of said testator,whom your petitioner alleges to be heirs of said testator, and the names, ages and residence of said heirs, to wit, are your petitioner, aged about __ years, residing at Petaluma, in said County, being the widow of said deceased, and the said Alexander Bliss, aged about 55 years, and who is the brother of said deceased. That at the time said Will was executed, to wit, on the 21st day of October, 1886, said testator was over the age of 18 years, to wit, of the age of 60 years, or thereabouts, and was of sound __ disposing mind, and not acting under duress, menace,fraud or undue influence, and was in every respect competent, by last Will, to dispose of all his estate:

That said Will is in writing, signed by the said testator, and attested by said subscribing witnesses, at the request of said testator subscribing their names to the said Will in the presence of the said testator

1886 and in the presence of each other, and that as your petitioner is advised and therefore alleges, said witnesses, at the time of attesting the execution of said Will, were and now are competent. That your petitioner, named in said Will as Executrix thereof, consents to act as such,

Wherefore your petitioner prays that said Will may be admitted to probate, and that Letters Testamentary be issued to Petitioner, and that the Court appoint a time for proving said Will, and Notice be given and Subpoenas issued, &c

Novbr.12 Order fixing time to prove Will, etc

-Filed and Entered Mins. 7, page 500,

Appoints Monday the 29th day of November, 1886, at 10 o'clock, A.M., at the Court-room of said Court, at the Court House in the City of Santa Rosa, in said County of Sonoma, as the time and place for proving the said Will, and hearing said application, when and where any person interested may appear and contest the said Will, and may file objections in writing, to the granting of letters testamentary to said petitioner,

Further orders that notice be given thereof by the Clerk of said Court, by publication not less than ten days before said 29th day of November, 1886, in "The Santa Rosa Daily Democrat", a newspaper printed and published in said Sonoma County,

(Signed) Jno. G. Pressley,
Sup. Judge.

" " Notice of time and place for proving Will, and hearing application of Ellen Louise Bliss for Letters Testamen-

1886 tary issued,

(Signed) J. F. Mulgrew, Clerk,

By L. W. Juilliard, Deputy Clerk,

Novbr.15 Proof of mailing Notice of time and place for proving Will, &c, to Heirs, -Filed,

State of California, }
County of Sonoma, } SS

Wm. E. McConnell being duly sworn, deposes and says, he is a white male citizen of the United States, over the age of twenty-one years, and is competent to be a witness in the above entitled matter. That he is not interested in the estate of the above named deceased, and is not a party to the above entitled case,

That on this 15 day of November, 1886 he addressed to the heirs of the said William D. Bliss, deceased, at their places of residence, copies of the Notice of the time and place appointed for the probate of the Will of said deceased, one copy thereof being addressed to each of them, and deposited said notices so addressed, in the United States Post Office at Santa Rosa, and paid the postage thereon (paid) in full,

That the annexed printed notice is a full, true and correct copy of the notices so mailed, and which said annexed printed copy is hereby referred to and made a part hereof.

Wm. E. McConnell,

Subscribed and Sworn to, before me, }
this 15th day of November, 1886, }

J. F. Mulgrew, Clerk,

By H. E. Carver, Deputy Clerk,

Attached is a printed copy of the following, -

1886

"PROBATE NOTICE".

(Title of Court and Cause)

"Notice is hereby Given that Monday the 29th day of November, A. D. 1886, at 10 o'clock, A.M. of said day, and the Court-room of said Court, in the City of Santa Rosa, County of Sonoma, State of California, have been appointed as the time and place for proving Will of said William D. Bliss, deceased, and for hearing the application of Ellen Louise Bliss for the issuance to her of Letters Testamentary therein.

Dated November 12th, A. D. 1886,

J. F. Mulgrew, Clerk,

By L. W. Juilliard, Deputy Clerk".

Novbr. 29 Proof of Publication of Notice of time and place for proving Will, &c -Filed,

State of California,
County of Sonoma, } ss

A. M. Townsend of said County, being duly sworn, deposes and says, that he is a white male citizen of the United States of America, over twenty-one years of age, and is competent to be a witness in the matter herein mentioned. That he is the Chief Clerk of the "Santa Rosa Daily Democrat", a newspaper published daily in said County, and has charge of all advertisements for insertion in said newspaper, and that the notice, of which the annexed is a printed copy, has been published in said newspaper (Mondays excepted) once a day, for twelve successive days, namely, from November 13th, A. D. 1886, to November 28th, A.D.1886 both days inclusive, to wit, in the issues of Novbr. 13th, 14th, 16th, 17th, 18th, 19th, 20th, 21st, 23rd,

1886 24th, 25th, 26th, 27th & 28th, all in the year 1886,

A. M. Townsend,

Subscribed and Sworn to, before me,
this 29th day of November, A. D. 1886,
J. F. Mulgrew, County Clerk,
By H. E. Carver, Deputy Clerk,

(Attached to said Affidavit is a printed copy of "Probate Notice", same as attached to Affidavit of Mailing, and heretofore set forth)

Novbr. 29 Consent of Alexander Bliss to probate of Will, &c, Filed.

"Washington, D.C., Nov. 22, 1886,

I hereby waive notice or citation in respect to the probate of the Will of William D. Bliss, of Petaluma, Sonoma Co. Cal., deceased, and also to the application of Ellen Louise Bliss, Executrix, for Letters Testamentary thereon, and consent and agree that said Will may be probated, and that Letters Testamentary may issue to the said Ellen Louise Bliss thereon.

Alexander Bliss,

Witness before me, this 22nd day of Nov. 1886,
D. Rutenhine, Notary Public,
District of Columbia".

" " Order admitting Will to probate, etc

-Filed and Entered Mins. 7, page 514.

(Title of Court and Cause)

The petition of Ellen Louise Bliss heretofore filed in the above entitled matter, praying for the admission to probate of a certain document filed herein purporting to be the last Will and Testament of William D. Bliss, deceased, to be appointed Executrix of

1886 the said last Will and Testament of said deceased, and that Letters Testamentary thereon be granted to said petitioner, this day regularly coming on to be heard, and due proof being made that notice has been duly given of the time appointed for proving said Will, and for hearing said petition, according to law, to all parties interested, and after examining the said petitioner, and Alexander B. Hill, the subscribing witness to said Will, and it appearing that said document is the last Will and Testament of said William D. Bliss, deceased: that it was executed in all particulars as required by law, and that the said testator, at the time of the execution of the same, was of sound and disposing mind, and not acting under undue influence, menace, fraud or duress, and that said testator died on or about the 1st day of November, A. D. 1886, and was a resident of the County of Sonoma, in the State of California, at the time of his death, and that he left estate of the value and character as follows, to wit: Personal estate of the value of $8000, Real Estate at the value of $179,000.00, and the annual rents, issues and profits of the value of $__, and that said document, consisting of an original Will and of a Codicil, bearing date Oct. 21st, 1886, filed in this Court Nov. 12th, 1886, is the last Will of said William D. Bliss, deceased, and that said Will appoints Ellen Louise Bliss Executrix thereof, without bonds,

It is Ordered that the said document heretofore filed, purporting to be the last Will and Testament of said William D. Bliss, deceased, be admitted to

1886	probate as the last Will and Testament of said deceased: that Ellen Louise Bliss be, and she is hereby appointed Executrix, and that Letters Testamentary issue to said petitioner, Ellen Louise Bliss, upon taking the oath as required by law, Jno. G. Pressley, Judge of the Superior Court,
Novbr.29	Letters Testamentary issued to Ellen Louise Bliss, and, with oath of Executrix attached, Filed and Recorded in Book 1 of Letters, &c, on page 25.
" "	Order appointing William Hill, H. P. Brainerd and Joshua Br/ackett, Appraisers, -Filed and Entered Mins. 7, page 515,
" "	Testimony on probate of Will reduced to writing, and Filed,
" "	Certificate of Proof of Will, with Will, Filed and Recorded.
Decbr.13	Order of Publication of Notice to Creditors "in the Sonoma Democrat, a newspaper printed and published in the County of Sonoma, State of California, at least once a week for four weeks", -Filed and Entered Mins. 7, page 540,
1887 Janry.12	Order appointing H. P. Brainerd, J. Brackett and Wm. Hill, Appraisers of Santa Barbara County property, -Filed and Entered Mins. 7, page 590,
" 14	Claim for $568.40, Allowed and Approved, -Filed,
" 19	Inventory and Appraisement of Santa Barbara County property (appraised at $31000.00) -Filed.

1887

Janry.19

Inventory and Appraisement of Sonoma County property, signed by the Appraisers and verified by the Executrix,

-Filed,

REAL ESTATE,

Petaluma Rancho, (Sonoma Valley)

All that certain tract and parcel of land situated in Sonoma Township, County of Sonoma, and State of California, being a portion of the Pulpula Tract on the Petaluma Rancho, and described as follows, viz:

Beginning at a post bearing N. 23° W. distant 80 chains from a stake set by Surveyor Rowe, at the common corner of the tract of land conveyed by M. G. Vallejo to Fowler, to Ewing and to Lincoln, respectively: thence S. 23° E. 54 chains to an iron plough share driven into the ground: thence N. 67° E. 61.97 chains to a stake: thence S. 23° E. 26.05 chains to the Ewing tract aforesaid: thence N. 67° E. 17.50 chains to a plough share driven into the ground: thence running on the line of a strip of land conveyed by Jerome Lincoln to Sonoma County, by deed dated Nov. 20th, 1877 and recorded in Book 62 of Deeds, page 211, of Sonoma County Records, N. 23° W. 45 chains, N. 58° 15' W. 37 chains, N. 32° 45' W. 4.66 chains to a stake distant 75 links from the most Westerly corner of land conveyed by Jerome Lincoln to James Biggins, by deed dated February 18th, 1879, recorded in Book 68 of Deeds, page 22, of Sonoma County Records: thence S. 67° W. 57 chains to the place of beginning, Containing 440 acres. Appraised at - - - $13200.00

(And other property which does not affect the premises under search) Appraised at $135145.34

1887 (forward) $148,345.34

Personal Property (enumerated) $ 23,621.10

Total - - - $171,966.44

(The oath of Appraisers is attached to Inventory)

Janry.24 Sundry Claims, -Filed,

&c &c

(Here follow Proceedings affecting sales of Real Estate, and Homestead, covering property which does not affect the premises under search, and also certain Claims allowed and approved)

Octbr.17 Proof of publication of Notice to Creditors, -Filed,

State of California, }
County of Sonoma, } SS

A. M. Townsend of said County, being duly sworn, deposes and says, that he is a white male citizen of the United States of America, over twenty-one years of age, and is competent to be a witness in the matter herein mentioned. That he is Chief Clerk of "The Sonoma Democrat", a newspaper published weekly in said County, and has charge of all advertisements for insertion in said newspaper, and that the notice, of which the annexed is a printed copy, has been published in said newspaper once a week, for five successive weeks, namely , from December 18th, A. D. 1886, to January 15th, A. D. 1887, both days inclusive, as follows, in the issues of December 18th, 25th, 1886, and January 1st, 8th and 15th, 1887,

A. M. Townsend,

Subscribed and Sworn to, before me, }
this 17th day of Oct. A. D. 1887, }
J. F. Mulgrew, County Clerk, by H.E.Carver,Dep.Clerk.

1887 Attached to said Affidavit is a printed copy of the following, -

"NOTICE TO CREDITORS,

Estate of William D. Bliss, Deceased,

Notice is hereby Given by the undersigned, Executrix of the Will of William D. Bliss, deceased, to the creditors of and all persons having claims against the said deceased, to exhibit them, with the necessary vouchers, within ten months after the first publication of this notice, to the said Executrix at her place of residence in East Petaluma, at her dwelling house opposite the Railroad Depot, in said City, the same being the place for the transaction of the business of the said estate, in the County of Sonoma, State of California.

Ellen Louise Bliss,
Executrix of the Estate of William D. Bliss,
Deceased,

Dated at Petaluma, December 13, 1886".

&c &c

(Here follow various Items affecting property which does not include the premises under search)

1888

August 4 Decree establishing due and legal Notice to Creditors, -Filed and Entered Mins. 9, page 544,

" 7 Return of sale of Personal property, -Filed,

" " Final Account of Executrix, -Filed,

Shows, -

Total Debits (including the 440 acres of the Pulpula Tract) $190,393.77

Total Credits, including real estate

1888 still on hand, at its appraised value, credited here to balance, and including the premises under search) - - - - - - - - - - - - - - - - -$190,393.77

"All claims against said estate were reported to this Honorable Court in the Statement of Claims annexed to the first Annual Account filed herein on the 10 day of Feb. 1888, which said Annual Account and Statement of Claims is hereby referred to for further information and particulars, all of which claims have been settled and paid in full, as is shown by the said Annual and Final Account".

Verified by Executrix, August 7, 1888,
Before H. P. Brainerd, N. P.
Sonoma County,

August 7 Petition for Distribution, -Filed,

(Title of Court and Cause)

The petition of Ellen Louise Bliss, Executrix of the last Will and Testament of William D. Bliss, deceased, respectfully shows, -

That your petitioner was duly appointed such Executrix by order of this Court duly made and entered on the 29th day of November, 1886, and on the said 29th day of November, 1886 she duly entered upon the administration of the estate of the said deceased, and has ever since continued to admister said estate: that on the 19th day of January, 1887, your petitioner duly made and returned to this Court true Inventories and Appraisements of all the estate of said deceased which had come to her possession or knowledge. That on the 18th day of December, 1886, your petitioner duly published notice to creditors to present their claims [illegible] [illegible], as [illegible] [illegible] Orange, [illegible]

[illegible] [illegible], and [illegible] [illegible] [illegible]

[illegible] [illegible] - - - - - - - - - $[illegible]

"Notice [illegible] [illegible] [illegible] [illegible]

[illegible] [illegible] [illegible] of Orange County

[illegible] first [illegible] [illegible] [illegible] [illegible]

[illegible] day of Nov. 1888, [illegible] said notice [illegible]

[illegible] of Claims is [illegible] [illegible] for further

information and particulars, [illegible] [illegible]

[illegible] petition [illegible] [illegible] [illegible]

Account and Final Account."

[illegible] by Executrix, August [illegible], 1888.)

Before R. F. Bradford, N. P.

[illegible] County.

Exhibit J Petition for Distribution. (Seal)

(Title of Court and Cause.)

The petition of [illegible] [illegible], Executrix of the last Will and Testament of [illegible] [illegible], deceased, respectfully shows,

That your petitioner was duly appointed [illegible] trix by order of this Court duly made and entered on [illegible] day of [illegible], 1888, [illegible] [illegible] day of [illegible], 1888 she [illegible] [illegible] of the estate.

That [illegible] to administer said estate [illegible] day of January, 1887, [illegible] [illegible] [illegible] to the [illegible] [illegible] [illegible] of [illegible] [illegible] [illegible] [illegible] [illegible] of [illegible], 1888, [illegible] notice to creditors [illegible]

1888 against the said deceased, in the matter and for the period prescribed by this Court. That more than one year has elapsed since the appointment of your petitioner as such executrix, and that more than ten months have expired since the first publication of said notice to creditors: That herewith your petitioner files her final account as such executrix, which said account, after due hearing and examination, she asks shall be allowed and settled: That all debts of said deceased, and of said estate, that have been allowed and filed herein, and all the expenses of administration of said estate, thus far incurred, and all taxes that have attached to or accrued against said estate, have been paid and discharged, and said estate is now in a condition to be closed: That the residue of said estate, now remaining in the hands of your petitioner, is fully set forth and described in the Schedule marked "A", hereunto annexed and made a part of this petition: That the whole of said estate is separate property, it having been acquired by said deceased before his marriage: That the said William D. Bliss, deceased, died testate in the County of Sonoma, State of California, on the 1st day of November, 1886, leaving him surviving, Ellen Louise Bliss, his widow, now aged 47 years, residing in the City of Petaluma, Sonoma County, California, and Col. Alexander Bliss, his brother, aged about 62 years, residing at the City of Washington, D.C., his only heirs at law:

That under the provisions of the last Will and Testament of said deceased, which has been duly admitted to probate in this Court, the said Alexander Bliss

1888 is entitled to the tract of land, situated, lying and being in Vallejo Township, in said County of Sonoma, being a part of the Petaluma Rancho, and designated and described on the Subdivision map of the said Rancho. hereto __ Charles Westley Rowe and Edward H. Rowe, said tract being commonly called by the residents of said Township as the "Old Adobe Tract", and by the members of the family of the said W. D. Bliss as the "Casa Granda Tract".

That the said deceased, by the terms of his said Will, devised and bequeathed all the rest, residue and remainder of his property, both real and personal, and of whatever nature and wherever situated, to his wife, Ellen Louise Bliss, your petitioner,

SCHEDULE "A",

All that portion of the Petaluma Rancho situated in Sonoma Valley, and described as follows, viz:

Beginning at a post bearing N. 23° W. distant 80 chains from a stake set by Surveyor Rowe, at the common corner of the tract of land conveyed by M. G. Vallejo to Fowler, to Ewing and to Lincoln, respectively; thence S. 23° E. 54 chains to an iron plough share driven into the ground: thence N. 67° E. 61.97 chains to a stake: thence S. 23° E. 26.05 chains to the Ewing tract aforesaid: thence N. 67° E. 17.50 chains to a plough share driven into the ground: thence running on the line of a strip of land conveyed by Jerome Lincoln to Sonoma County, by deed dated November 20, 1877 and recorded in Book 62 of Deeds, page 211, of Sonoma County Records, N. 23° W. 45 chains, N. 58° 15' W. 37 chains, N. 32° 45' W. 4.66 chains to a stake distant 75 links from the most Westerly corner of land con-

1888 veyed by Jerome Lincoln to James Biggins, by deed dated February 18, 1879, and recorded in Book 68 of Deeds, page 22, of Sonoma County County Records: thence S. 67° W. 57 chains to place of beginning, Containing 440 acres.

(And other property which does not affect the premises under search)

(Enumerates certain personal property)

Cash on hand - - - - - - - - - - - - - - - - - -$188.84

Wherefore your petitioner prays that the administration of said estate may be brought to a close, and that she may be discharged from her trust as such Executrix: That, after due notice given and proceedings had, the estate remaining in the hands of your petitioner, as aforesaid, may be distributed to the said parties entitled thereto, as aforesaid, under the last Will and Testament, to wit:

The said said "Casa Granda" Ranche Tract to Alexander Bliss, brother of said deceased, and all the rest, residue and remainder of said estate to your petitioner, Ellen Louise Bliss, widow of said deceased, or that such other or further order maybe made as is meet in the premises.

Ellen Louise Bliss,
Executrix of the Estate of W. D. Bliss,
Deceased,

Verified by Executrix, August 7, 1888,
Before H. P. Brainerd, N.P., Sonoma County,

August 7 Order fixing time for settlement and distribution,
-Filed and Entered Mins. 9, page 553,
(Title of Court and Cause)

1888 Ellen Louise Bliss, Executrix of the Will of Wm. D. Bliss, deceased, having filed in this Court, this day, her final account of her administration of the estate of said deceased, and having also filed with her said account her petition for distribution of the residue of said estate,

It is Ordered that Monday the 20th day of August, 1888, at 10 o'clock, A.M., be, and the same is appointed for settlement of the said account and hearing said petition, and distributing the residue of said estate, and that the Clerk give notice by causing notices to be posted in at least three public places in the said County, at least ten days before said day of settlement, according to law,

Jno. G. Pressley,

Judge of the Superior Court,

Dated Aug. 7, 1888,

August 9 Proof of posting of Notices, -Filed,

State of California,
County of Sonoma, } In the Superior Court,

W. F. Wines, Deputy County Clerk of the County aforesaid, being duly sworn, says that on the 9th day of August, A. D. 1888, he posted three notices, of which the within is a true copy, in three different public places in the County of Sonoma, one of which is at the Court House door, one at the S. E. corner of Fourth Street and Hinton Avenue, and one at the S.W. corner of Fourth Street and Exchange Avenue, in the City of Santa Rosa,

W. F. Wines,

1888	Subscribed and Sworn to, before me, this 9th day of Aug. 1888, J. F. Mulgrew, Clerk, (Upon the reverse side of said Affidavit is a written and printed Notice, by the Clerk, reciting the filing of Final Account and Petition for Distribution, and that the hearing of the same has been fixed for August 20, 1888, at 10 o'clock, A.M., at the Court Roomm, &c)
August 20	Statement, by Mrs. Bliss, waiving five year leasehold in the Casa Granda Ranch, and asking that the same be distributed to Col. Alex Bliss in fee simple,-Filed,
" "	Decree of Settlement of Accounts and Final Distribution, -Filed and Entered Mins. 9, page 587, (See Certified Copy, recorded in Liber 115 of Deeds, on page 527, and shown on page 121 of this Abstract)
1889 Janry.21	Petition of Alexander Bliss to set aside Decree settling Final Account and Decree of Distribution, Filed, and, Order for Citation entered. (Here follow various proceedings upon the saidpetition, but, on account of the following dismissal, we have not shown said proceedings)
Decbr. 23	Order dismissing and denying Petition, of Alexander Bliss, to set aside decree settling Final Account and Decree of Distribution, -Filed and Entered.

In the Superior Court in and for the County of Sonoma
State of California.

In the Matter of the Estate
— of —
William D. Bliss, Deceased.

Cause No. 1588.

LIS PENDENS.

(Not Dated)

Notice is hereby Given, That in the said matter and cause there is pending a proceeding upon petition of Alexander Bliss, a special devisee under the last Will of said deceased, against Ellen Louise Bliss, Executrix of and residuary devisee and legatee under the said Will, to set aside the order settling the final account of said Executrix, and the decree of distribution of said estate, made by said Court in said Matter and Cause, on the 20th day of August, A. D. 1888, and to subject all of the property of said estate affected by said decree of distribution, other than that which is covered by the said special devise, to the payment of a Mortgage debt of $10,000 principal, and the unpaid interest thereon, now outstanding and unpaid, and which is a lien upon the land covered by said special devise unto said Alexander Bliss.

Thompson & Thompson,
Attorneys for said petitioner,
Alexander Bliss.

Recorded October 31, 1889,

Liber C of Lis Pendens, page 514.

In the Superior Court of the County of Sonoma,

State of California,

In the Matter of the Estate
— of —
Wm. D. Bliss, Deceased,

DECREE OF SETTLEMENT OF ACCOUNTS AND FINAL DISTRIBUTION,

Dated August 20, 1888,

E. Lousie Bliss, Executrix of the Will of Wm.D. Bliss, deceased, having on the 7th day of August, 1888, rendered and filed herein a full account and report of her administration of said estate, which account was for a final settlement, and having with said Account filed a petition for the final distribution of the estate:

And said Account and Petition this day coming on regularly to be heard, proof having been made to the satisfaction of the Court that the Clerk had given notice of the settlement of the said Account and the hearing of said petition, in the manner and for the time heretofore ordered and directed by the Court, and no objections being made or filed,

And it appearing that said account is in all respects true and correct, and that it is supported by proper vouchers: that the residue of money in the hands of the executrix at the time of filing said account was $188.84, and certain real estate and personal property hereinafter described: that since the rendition of said account nothing has been received by the Executrix,

That nothing has been expended by her as necessary expenses of administration: that the estimated expenses of closing the estate will amount to nothing, leaving a residue of $188.84 in money, and the real estate and personal property described in the statement of the residue of said estate, following said final Ac-

count, and hereinafter described:

And it appearing that all claims and debts against said decedent, all taxes on said estate, and all debts, expenses and charges of administration have been fully paid and discharged, and that said estate is ready for distribution and in condition to be closed, and that all necessary vouchers have been produced and filed, and that said account is entitled to be allowed and approved, and that the residue of said estate now on hand is particularly described in the petition for distribution of said estate, and is hereinafter fully and particularly described:

It is hereby Ordered, Adjudged and Decreed that the said Final Account be, and the same hereby is in all respects as the same was rendered and presented for settlement, allowed and settled:

And it appearing that said Wm. D. Bliss, deceased, died testate and that he devised and bequeathed his property in manner following, -

"First, - I do give and devise to my brother, Colonel Alexander Bliss, a resident of the City of Washington, in the District of Columbia, all my one undivided half, of, in and to that certain tract of land, situated, lying and being in Vallejo Township, in said County of Sonoma, being a portion of the Petaluma Rancho, and designated and described on the Subdivision map of said Rancho heretofore made by Charles Westley Rowe and Edward H. Rowe by certain numbers, which numbers I do not now remember, said tract being commonly called by the members of my family as the Casa Granda Tract, and by the residents of said Township as the Old Adobe Tract. My said brother is now the owner of one undivided half of said tract, and it being my intention, by this clause of my Will, to make and constitute him the owner in fee simple of the whole of said tract",

"Second, - All the rest, residue and remainder of my property

both real and personal, and of whatever nature, I do devise and bequeath and give to my wife, Ellen Louise Bliss,

I do hereby give to my said wife, E. L. Bliss, the sole use, control and benefit of that portion of the Casa Granda Tract aforesaid, containing about 460 acres, and which is not at this date under lease, to John Allen and Patrick Hennelly, for the term of 5 years from the issuance of Letters Testamentary on this Will",

And it also appearing that Ellen Louise Bliss has assigned said five years leasehold interest in said 460 acre tract to said Alexander Bliss, for a valuable consideration,

It is further Ordered, Adjudged and Decreed that those certain pieces and parcels of land situate in Vallejo Township, County of Sonoma, State of California, being portions of the Rancho Petaluma, and described and numbered on the Map and survey of said Rancho made by C. W. Rowe, as (Here follows description which does not affect the premises under search), be, and the said above described real property is hereby distributed in fee simple to Colonel Alexander Bliss, the brother of said Wm. D. Bliss, deceased.

It is further Ordered, Adjudged and Decreed that all the rest, residue and remainder of said estate, not hereinbefore distributed, be, and the same is hereby distributed and set apart in fee simple to Ellen Louise Bliss, widow of said William D. Bliss, deceased,

The portion of said estate so distributed and set apart to said Ellen Louise Bliss is particularly described as follows, to wit:

All that portion of the Petaluma Rancho situated in Sonoma Valley, and described as follows, viz:

. Beginning at a post bearing N. 23° W. distant 80 chains from a stake set by Surveyor Rowe, at the common corner of the tract of land conveyed by M. G. Vallejo to Fowler, to Ewing and to Lincoln, respectively: thence S. 23° E. 54 chains to an iron plow

share dirven into the ground: thence N. 67° E. 61.97 chains to a stake: thence S. 23° E. 26.05 chains to the Ewing Tract aforesaid: thence N. 67° E. 17.50 chains to a plow share driven into the ground: thence running on the line of a strip of land conveyed by Jerome Lincoln to Sonoma County, by deed dated November 20th, 1887, and recorded in Book 62 of Deeds, page 211, of Sonoma County records, N. 23° W. 45 chains, N. 58° 15' W. 37 chains, N.32° 45' W. 4.66 chains to a stake, distant 75 links from the most Westerly corner of land conveyed by Jerome Lincoln to James Biggins, by deed dated February 18, 1879, and recorded in Book 68 of Deeds, page 22, of Sonoma County Records: thence S. 67° W. 57 chains to place of beginning, Containing 440 acres.

(And other property which does not affect the premises under search)

(Also enumerates certain Personal property)

Cash on hand - $188.84,

And any other property not now known or discovered, which may belong to the said estate, or in which the said estate may have any interest, is also hereby distributed and set apart to the said Ellen Louise Bliss,

It is further Ordered that a certified copy of this decree be recorded in the Office of the County Recorder of Sonoma County, State of California.

Dond in Open Court, this 20th day of August,A.D. 1888,

Jno. G. Pressley
Superior Judge,

Endorsed:-

Filed Aug. 20th, 1888,
J. F. Mulgrew, Clerk,
By L. W. Juilliard, Deputy Clerk.

Certified to be a true copy, on August 25, 1888, by J. F. Mulgrew, County Clerk, &c, of Sonoma County, by L. W. Juilliard, Deputy Clerk,

Recorded August 28, 1888

Liber 115 of Deeds, on page 527.

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David Ferguson,
— And —
Ellen Louise Bliss.

MARRIAGE CERTIFICATE.

Dated October 12, 1892,

State of Washington, }
County of King. } ss.

This certifies that the undersigned, D. C. Garrett, by authority of a License bearing date the 11th day of October, A. D. 1892, and issued by the County Auditor of the County of King, did, on the 12th day of October, A. D. 1892, at Seattle, King County, and State aforesaid, join in lawful wedlock David Ferguson, of the County of King, and Ellen Louise Bliss, of Petaluma, Cal., with their mutual assent, in the presence of Edwin Hall Warner and Frances Ferguson Warner, witnesses.

In Testimony Whereof witness the signatures of the parties to said ceremony, the witnesses, and myself, this 12th day of October, A. D. 1892.

Witnesses:	Parties:	Officiating Clergyman or Officer:
Edwin Hall Warner,	David Ferguson,	D. C. Garrett,
Frances Ferguson Warner,	Ellen Louise Bliss,	Minister.

Certified, on May 4, 1907, to be a true and correct copy of the Marriage Certificate on file and of record in Volume "E", page 112, Record of Marriages, in the County Clerk's Office of King County, Washington, by Otto A. Case, County Clerk, &c, of said County, by E. C. Raine, Deputy Clerk.

Recorded May 9, 1907,

Liber I of Promiscuous Records, page 97.

Ellen Louise Fergusson,
(wife of David Fergusson)
— TO —
Geo. P. Baxter.

DEED.

Dated March 30, 1909,

Cons:- $10.00.

Does grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, towit:-

Beginning at a post bearing North 23° West distant 80 chains from a stake set by Surveyor Rowe, at the common corner of the tract of land conveyed by M. G. Vallejo to Fowler, to Ewing and to Lincoln, respectively; thence South 23° East 54 chains to an iron plow share, driven into the ground; thence North 67° East 61.97 chains to a stake; thence South 23° East 26.05 chains to the Ewing tract aforesaid; thence North 67° East 17.50 chains to a plow share driven into the ground; thence running on the line of a strip of land conveyed by Jerome Lincoln to Sonoma County by deed dated November 20, 1877, and recorded in Book 62 of Deeds, page 211, of Sonoma County Records, North 23° West 45 chains; North 58° 15' West 37 chains; North 32° 45' West 4.66 chains to a stake distant 75 links from the most Westerly corner of the land conveyed by Jerome Lincoln to James Biggins by deed dated February 18, 1879, and recorded in Book 68 of Deeds, page 22, of Sonoma County Records; thence South 67° West 57 chains to place of beginning. Containing 440 acres.

Being the same property described in the Decree of Distribution in the Matter of the Estate of Wm. D. Bliss, deceased, recorded August 28, 1888, in Liber 115 of Deeds, page 527, of Sonoma County Records.

(Signed) Ellen Louise Fergusson, (Seal)
formerly Ellen Louise Bliss, (Seal)

Acknowledged March 30, 1909,

(By Ellen Louise Fergusson, wife of David Fergusson, formerly Ellen Louise Bliss)

Before S. N. Wyckoff, N. P.,
Alameda County.

Recorded April 23, 1909,

Liber 254 of Deeds, page 438.

Geo. P. Baxter,
(a single man)
— TO —
T. C. Tognazzini.

DEED.

Dated April 28, 1909,

Cons:- $10.00.

Does grant, bargain, sell and convey unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

That certain tract, part of the Pulpula Tract of the Petaluma Rancho, situated in Sonoma County, California, bounded and described as follows, to wit:-

Beginning at a stake marked "W.D.B.", at the Southeast corner of the 440 acre tract of land formerly conveyed by Jerome Lincoln to Wm. D. Bliss, thence leaving the Embarcardero road, and running South 67° West, along the dividing line, 18.21 chains to a stake in corner of said tract; thence along the dividing line between said 440 acre tract, and the land known as the "Bihler Ranch", North 23° West 26.05 chains to a stake; thence South 67° West, along line dividing said 440 acre tract from land of Bihler, 61.97 chains to a stake on Westerly boundary line of said 440 acre tract; thence North 23° West, along said boundary line, 16.21 chains to a stake; thence North 67° East 80.18 chains to a stake on the West side of the Embarcardero road aforesaid; thence South 23° East, along the said West side of said road, 42.26 chains to the point of beginning. Containing 177.03 acres of land, more or less.

(Signed) Geo. P. Baxter, (Seal)

Witness,-
Thomas S. Burnes.

Acknowledged April 28, 1909,

Before Thomas S. Burnes, N. P.,
San Francisco.

Recorded May 3, 1909,

Liber 257 of Deeds, page 12.

T. C. Tognazzini, and
Reba Tognazzini,
his wife,
— TO —
Dario Righetti,
a single man.

DEED.

Dated May 14, 1909,

Cons:- $10.00.

Do grant, bargain and sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

(Here follows same description as in Deed from Geo. P. Baxter to T. C. Tognazzini, recorded in Liber 257 of Deeds, page 12; and shown on page 137 of this Abstract.

(Signed) T. C. Tognazzini, (Seal)
Reba Tognazzini, (Seal)

Acknowledged May 14, 1909,

Before Charles R. Holton, N. P.,
San Francisco.

Recorded May 19, 1909,

Liber 255 of Deeds, page 148.

Dario Righetti,
(a single man)
— TO —
Adolf Freed, and
Lurline Freed,
his wife.

DEED.

Dated June 11, 1910,

Cons:- $10.00.

Does by these presents, grant, bargain and sell unto the said parties of the second part, and to their heirs and assigns forever, all that certain lot, piece or parcel of land, situate in the County of Sonoma, State of California, and bounded and described as follows, to wit:-

Beginning at a stake marked "W.D.B.", at the Southeast corner of the 440 acre tract of land conveyed by Lincoln to Bliss; thence leaving the Embarcadero road, and running South 67° West, along dividing line, 18.21 chains to a stake in corner of said tract; thence along dividing line of said 440 acre tract and land known as "Bihler Ranch", North 23° West 13.02½ chains; thence leaving said boundary line, and running North 67° East 18.21 chains to a point on West side of Embarcadero road aforesaid, forming dividing line with land conveyed to Moskowitc, said first and third lines heretofore mentioned being parallel lines; thence along West side of said Embarcadero road, South 23° East 13.02½ chains to the point of beginning. Containing 23.51½ acres of land, more or less. Being a portion of the Pulpula Tract of the Petaluma Rancho.

(Signed) Dario Righetti.

Witness,-

Thomas S. Burnes.

Acknowledged June 10, 1910,

Before Thomas S. Burnes, N. P.,

San Francisco.

Recorded June 23, 1910,

Liber 267 of Deeds, page 24.

Adolf Freed, and
Lurline Freed,
his wife,
parties of the first part,
— TO —
Central Trust Company of California,
a corporation, &c,
party of the second part,
— And —
Swiss-American Bank,
a corporation, &c,
party of the third part.

DEED OF TRUST.

Dated June 11, 1910,

Witnesseth, Whereas, the said parties of the first part have borrowed and received of the said party of the third part, in gold coin of the United States, of the present standard, the sum of $1000.00, and have agreed to repay the same, with interest, to the said party of the third part, or its order, at its office in San Francisco, in like gold coin, according to the terms of a certain promissory note of even date herewith, executed and delivered therefor by the said parties of the first part, to the said party of the third part;

Now This Indenture Witnesseth, That the said parties of the first part, in consideration of the aforesaid indebtedness to the said party of the third part, and of $1.00 to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for the purpose of securing the payment of said promissory note, and of any sum or sums of money, with the interest thereon, that may be paid or advanced by, or may otherwise

be due to the party of the second part, or the party of the third part under the provisions of this instrument, and also such additional sums, with the interest thereon, as may be hereafter borrowed and received by the said parties of the first part from the party of the third part, and whether evidenced by the promissory note or notes of the said parties of the first part, or otherwise, and also such other liability or indebtedness which exists now, or shall hereafter exist, from said parties of the first part to the party of the third part, have granted, &c, and do hereby grant, bargain and sell, convey and confirm unto the party of the second part, its successors and assigns, the piece or parcel of land, situate in the County of Sonoma, State of California, described as follows:-

(Here follows same description as in Deed from Dario Righetti to Adolf Freed and wife, recorded in Liber 267 of Deeds, page 24; and shown on page 143 of this Abstract)

To Have, &c, in Trust, &c.

In Witness Whereof, the said parties of the first part have hereunto set their hand_ and seal_, the day and year first above written, and the party of the second part, in token of its acceptance of the trusts hereby conferred, has caused these presents to be signed by its __, who has been duly authorized so to do by resolution of its Board of Directors.

Adolf Freed, (Seal)
Lurline Freed, (Seal)

Witness,-
A. K. Daggett.
By - - - - - -

Acknowledged June 20, 1910,

Before A. K. Daggett, N. P.,
San Francisco.

Recorded June 23, 1910,

Liber 256 of Deeds, page 229.

Central Trust Company of California,
a corporation,
Trustee,
— TO —
Adolf Freed, and
Lurline Freed,
his wife.

RECONVEYANCE.

Dated November 22, 1911,

Whereas, the indebtedness secured to be paid under the deed of trust executed by Adolf Freed and Lurline Freed, his wife, both of the City and County of San Francisco, State of California, to the undersigned, Central Trust Company of California, a corporation, as Trustee, recorded in the office of the Recorder of Sonoma County, State of California, on the 23rd day of June, 1910, in Book 256 of Deeds of Trust, at page 229, is fully paid;

Now Therefore, the undersigned, Central Trust Company of California, as Trustee under said Deed of Trust, does hereby remise, release and reconvey unto said Adolf Freed and Lurline Freed, his wife, their heirs and assigns, all the estate and interest derived to the undersigned by or through said deed of trust in the property situated in the said County of Sonoma, State of California, and therein described, together with the appurtenances.

To Have and to Hold the same, without any warranty, unto the said Adolf Freed and Lurline Freed, his wife, their heirs and assigns forever.

(Signed) Central Trust Company of California,
a corporation, Trustee,
(Corporate Seal)
By T. C. Tognazzini, Its Vice-President.

Acknowledged November 21, 1911,

Before D. B. Richards, N. P.,

San Francisco.

Recorded December 5, 1911,

Liber 278 of Deeds, page 102.

Adolph Freed, and
Lurline Freed,
his wife,
the parties of the first part,
— TO —
Samuel Bissinger, and
Newton Bissinger,
the parties of the second part,
— And —
Bissinger & Company,
a corporation, &c,
the party of the third part.

DEED OF TRUST.

Dated November 22, 1911,

Witnesseth, Whereas, the said parties of the first __, have borrowed and received of the said Bissinger & Company, party of the third part, in gold coin of the United States, of the present standard, the sum of Fifteen Hundred, no/100 Dollars, and have agreed to repay the same, with interest, to Bissinger & Company, or their order, in like gold coin, according to the terms of a certain promissory note of even date herewith, executed and delivered therefor by the said Adolph Freed and his wife, Lurline Freed;

Now This Indenture Witnesseth, That the said parties of the first part, in consideration of the aforesaid indebtedness to said party of the third part, and of one Dollar to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, and for the purpose of securing the payment of said promissory note, and of any sum or sums of money, with the

interest thereon, that may be paid or advanced by, or may otherwise be due to the parties of the second part, or party of the third part, under the provisions of this instrument, and also such additional sums as may be hereafter borrowed and received by the said Adolph Freed, and his wife, Lurline Freed, or either of them, from the party of the third part, and evidenced by another promissory note of the said Adolph Freed, and his wife, Lurline Freed, have granted, bargained, sold, conveyed and confirmed, and do hereby grant, bargain, sell, convey and confirm unto the parties of the second part, in joint tenancy, and to the survivors of them, its successors and assigns, the piece or parcel ofland, situate in the County of Sonoma, State of California, described as follows:-

(Here follows same description as in Deed from Dario Righetti to Adolf Freed and wife, recorded in Liber 267 of Deeds, page 24 and shown on page 143 of this Abstract.)

To Have, &c, in Trust, &c.

(Signed) Adolph Freed, (Seal)
Lurline Freed, (Seal)

Acknowledged November 29, 1911,

Before W. A. Brace, N. P.,
San Francisco.

Recorded December 5, 1911,

Liber 227 of Deeds, page 397.

STATE AND COUNTY TAXES.

Up to and including 1912, - - - - - - - - - - - - - - - - - - Paid.

1913, Assessed to Adolf Freed, and both installments Paid.

1914, - - - - - - - - - - - - Are now a lien, but not yet due.

Nothing Further.

Santa Rosa, this Second day of May, 1914, at nine o'clock, A. M.

The Sonoma County Abstract Bureau

By C. T. Hahmann

Manager.

No. 22044

Continuation
of the
Preceding Abstract of Title
subsequent to
May 2, 1914,
at 9 o'clock, A. M.

Samuel Bi

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Samuel Bissinger, and
Newton Bissinger,
Trustees,
— TO —
Adolph Freed, and
Lurline Freed,
his wife,

PARTIAL RECONVEYANCE,

Dated May 16, 1914,

Whereas the indebtedness secured to be paid by that certain Deed of Trust, executed by Adolph Freed and Lurline Freed, his wife, of Samuel Bissinger and Newton Bissinger, as Trustees, dated November 22nd, 1911, and recorded in the Office of the County Recorder of Sonoma County, State of California, on the fifth day of December, 1912, in Liber 227 of Deeds, at page 397, has been partially paid;

Now, Therefore, we, Samuel Bissinger and Newton Bissinger, Trustees, by virtue of the power and authority upon us conferred by said Deed of Trust, and in accordance with its conditions, do hereby grant, remise, release and reconvey unto said Adolph Freed and Lurline Freed, and their assigns, without any warranty, that certain portion of the lands described in said Deed of Trust, together with all the estate and interest derived by us, said Trustees, by or through said Deed of Trust, described as follows, to wit:-

Beginning at a point in the Westerly line of the County Road leading from Petaluma to Embarcadero, which point is the Southeast corner of the lands of A. Freed; thence South 67° 04' West, 827.9 feet, along the Northerly line of a forty foot road, to the point of beginning of this description; thence North 23° 06'

West, 860.6

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West, 860.6 feet to a point; thence South 67° West, 253.1 feet, to a point; thence South 23° 06' East, 860.5 feet, to a point in the Northerly line of aforesaid forty foot road; thence North 67° 06' East, 253.1 feet, along the Northerly line of said road, to the point of beginning, Containing five acres of land. Bearings true. Magnetic Variation 17° 45' East.

Together with the appurtenances.

To Have and To Hold the same, without any warranty, unto the said Adolph Freed and Lurline Freed, and their assigns forever.

In Witness Whereof we have hereunto set our hands and seals, this 16th day of May, 1914.

Samuel Bissinger,
Newton Bissinger,

Acknowledged May 18, 1914,

(By Samuel Bissinger and Newton Bissinger as Trustees)
Before V. L. de Figueiredo, N. P.,
San Francisco,

Recorded June 24, 1914,

Liber 313 of Deeds, page 411.

Adolph Freed, and
Lurline Freed,
his wife,
— TO —
Ernst Dalluege,

Interest of this Grantee not searched further.

DEED,

Dated May 16, 1914,

Cons:- $750.00,

Do, by these presents, grant, bargain and sell, convey and confirm, unto the said party of the second part, and to his heirs and assigns forever, all that certain lot, piece or parcel of land, situate, lying and being in the Petaluma Rancho, County of Sonoma, State of California, and bounded and particularly described as follows, to wit:-

Beginning at a point in the Westerly line of the County Road leading from Petaluma to Embarcadero, which point is the Southeast corner of the lands of A. Freed; thence South 67° 04' West, 827.9 feet, along the Northerly line of a forty foot road, to the point of beginning of this description; thence North 23° 06' West, 860.6 feet, to a point; thence South 67° West, 253.1 feet, to a point; thence South 23° 06' East, 860.5 feet, to a point in the Northerly line of aforesaid forty foot road; thence North 67° 06' East, 253.1 feet, along the Northerly line of said road, to the point of beginning, containing five acres of land. Bearings true. Magnetic Variation 17° 45' East.

Covenant of Warranty in the quiet and peaceable possession, and against the lawful claims of all persons.

(Signed) Adolph Freed, (Seal)
Lurline Freed, (Seal)

Acknowledged May 23, 1914,

Before A. H. MacDonald, N. P.,
Sonoma County,

Recorded June 24, 1914,

Liber 323 of Deeds, page 188.

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Lurline Freed,

— TO —

Adolf Freed,
husband of the party
of the first part,

DEED,

Dated July 15, 1918,

Cons:- $10.00,

Does hereby release and forever quitclaim unto the said party of the second part, and to his heirs and assigns, all that certain lot, piece or parcel of land, situate in the County of Sonoma, State of California, and bounded and described as follows, to wit:-

N. Moskowite, E. Co. Road, S. Kennedy, W. Dallenge, Twp. 5 Range 6, containing 18 52/100 acres of land in San Luis Road District, and in Watmaugh School District, in Town of Shellville.

(Signed) Lurline Freed,

Witness:-
D. E. Marchus,

Acknowledged July 15, 1918,

Before Mattie G. Sterling, N.P.,
San Francisco,

Recorded July 19, 1918,

Liber 361 of Deeds, page 336.

Adolf Freed,
also called Adolph Freed,
— TO —
Bissinger & Company,
a Corporation, &c,

DEED,

Dated November 1, 1918,

Cons:- $1799.11,

(Rev. Stamp $2.00 cancelled)

Does, by these presents, grant, bargain and sell, convey and confirm, unto the said party of the second part, and to its successors and assigns forever, all that certain lot and parcel of land, situate in the County of Sonoma, State of California, and bounded and described as follows, to wit:-

Beginning at a stake marked "W.D.B" at the Southeast corner of the 440 acre tract of land conveyed by Lincoln to Bliss; thence leaving the Embarcadero Road, and running South 67° West, along the dividing line, 18.21 chains, to a stake in corner of said tract; thence along the dividing line of said 440 acre tract, and land known as "Bihler Ranch", North 23° West, 13.02½ chains; thence leaving said boundary line, and running North 67° East, 18.21 chains, to a point on West side of Embarcadero Road aforesaid, forming dividing line with land conveyed to Moskowitz; said first and third lines heretofore mentioned being parallel lines; thence along West side of said Embarcadero Road, South 23° East, 13.02½ chains, to the point of beginning, containing 23.51½ acres of land, more or less. Being a portion of the Pulpula Tract of the Petaluma Rancho.

Saving and excepting, therefrom, that certain parcel of land heretofore conveyed by the party of the first part to Ernst Dalluege, by Deed recorded in the Office of the County Recorder of

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Sonoma County, California, in Volume 323 of Deeds, at page 188, which excepted parcel of land is described as follows,-

Beginning at a point in the Westerly line of the County Road leading from Petaluma to Embarcadero, which point is the Southeast corner of the lands of A. Freed; thence South 67° 4" West, 827.9 feet, along the Northerly line of a forty foot road, to the point of beginning of this description; thence North 23° 6" West, 860.6 feet, to a point; thence South 67° West, 253.1 feet, to a point; thence South 23° 6" East, 860.5 feet, to a point in the Northerly line of aforesaid forty foot road; thence Northerly 67° 6" East, 253.1 feet, along the Northerly line of said road, to the point of beginning, containing five acres of land. Bearings true. Magnetic Variation 17° 45" East.

(Signed) Adolf Freed, (Seal)
also called
Adolph Freed, (Seal)

Witness:-

Sidney M. Ehrman,

Acknowledged November 1, 1918,

Before A.K. Daggett, N.P.,
San Francisco,

Recorded November 7, 1918,

Liber 365 of Deeds, page 17.

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ARTICLES OF INCORPORATION,
of
BISSINGER & CO.,

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, have associated ourselves together for the purpose of forming a corporation under the laws of the State of California, and for that purpose do and have prepared the following Articles of Incorporation.

First:

The name of said Corporation, and the name by which it shall be known is

BISSINGER & CO.

Second:

That the purposes for which said Corporation is formed are as follows:

For the purpose of buying, maintaining, conducting and carrying on any and all establishments engaged in the business of buying and selling hides, wool and other kindred articles in the United States of America, and in British Columbia; to buy, own, conduct and maintain tanneries throughout the United States of America, and in British Columbia; to buy, own, sell, lease, mortgage and improve real estate throughout the United States of America and in British Columbia; to lend and borrow money; to buy, own, manufacture, sell, lease and otherwise deal in and dispose of all kinds and character of personal property throughout the United States of America, and in British Columbia; to erect, construct and maintain slaughter houses throughout the United States of America and in British Columbia; to inaugurate, buy-out, conduct, maintain and carry on the butcher business, both at w

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both at wholesale and at retail throughout the United States of America and in British Columbia; to buy, sell and deal in all kinds of merchandise throughout the United States of America, and in British Columbia; to buy and sell stock in this Corporation, and in other corporations throughout the United States of America, and in British Columbia; and generally to do every other act and thing in connection with the said purposes for which said corporation is formed, as may be deemed fit, proper, convenient or expedient at any time by the said corporation.

Third,

That the place where the principal business of said Corporation is to be transacted is in the City and County of San Francisco, State of California.

Fourth,

The term for which said Corporation is to exist shall be fifty years.

Fifth,

The number of its directors shall be five, and the following persons are the persons who have been appointed for the first year.

Names:	Whose residence is at:
Adolph Bissinger,	San Francisco, California, 1918 Jackson Street,
Samuel Bissinger,	San Francisco, California, 2129 Jackson Street,
Christian Hellwig,	San Francisco, California, 1236 Guerrero Street,
Henry Ach,	San Francisco, California,
Harriet Landeker,	San Francisco, California, 1737 Sutter Street,

Sixth,

The amount of Capital Stock of said Corporation is Five Hundred Thousand Dollars, divided into five thousand shares of the par value of one hundred dollars each.

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Name

Adolph Bi

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Seventh,

The amount subscribed of the Capital Stock of said Corporation is as follows:

Names,	No. of Shares,	Amount,
Adolph Bissinger,	One,	$100.00,
Samuel Bissinger,	One,	$100.00,
Harriet Landeker,	One,	$100.00,
Christian Hellwig,	One,	$100.00,
Henry Ach,	One,	$100.00,

IN WITNESS WHEREOF, the said parties have hereunto set their hand and seals, this 30th day of November, 1900.

Adolph Bissinger,
Samuel Bissinger,
(Corporate Seal) Harriet Landeker,
Christian Hellwig,
Henry Ach,

Acknowledged November 30, 1900,

Before Samuel Rosenheim, N.P.,
San Francisco,

Filed, December 1, 1900,

In the Office of the County Clerk of the City and County of San Francisco, California.

Certified on December 1, 1900, to be a full, true and correct copy of the original Articles of Incorporation, by Wm. A. Deane, County Clerk of the City and County of San Francisco, State of California, by Joseph Riordan, Deputy County Clerk.

Filed December 3, 1900,
In the Office of the Secretary of State of the State of Calif. ,

Certified on November 14, 1918, to be correct transcript of

the certified copy of the original Articles of Incorporation, as on file in his office, by Frank C. Jordan, Secretary of State of the State of California, by Frank H. Cory, Deputy.

Filed, November 18, 1918,

In the Office of the County Clerk of Sonoma County.

HAMMERMILL BOND

STATE AND COUNTY TAXES.

1914, to 1919, inclusive,	Paid.
1920,	Assessed to Bissenger & Company, and all - - - Paid

—— Nothing Further. ——

Santa Rosa, this Twenty-sixth day of February, 1921, at 9 o'ck A.M.

By The Sonoma County Abstract Bureau
W. B. Corrick.
Manager.

#22,044.

Continuation
of the
Preceding Abstract of Title
subsequent to

February 26, 1921,

at 9 o'clock, A. M.

Samuel

Newton

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Trust

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Adolph F

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22, 1911,

County of

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Samuel Bissinger, and
Newton Bissinger,
(I, or we, or corporate
name)
Trustees,
— To —
Adolph Freed, and
Lurline Freed,
his wife,

RECONVEYANCE

Dated March 23, 1921,

Whereas, the indebtedness secured to be paid by the Deed of trust executed by Adolph Freed and Lurline Freed, his wife, to Samuel Bissinger and Newton Bissinger, as Trustees, dated November 22, 1911, and recorded in the County Recorder's office of the County of Sonoma, State of California, in Liber 227 of Deeds, at page 397, and following, has been fully paid,

Now Therefore, we, Samuel Bissinger and Newton Bissinger, (I, or we, or corporate name) Trustees, do hereby grant, remise, release and reconvey unto Adolph Freed and Lurline Freed, his wife, their heirs and assigns, without any warranty, all the estate and interest derived to them, the said Trustees, by or through said deed of trust, in the lands therein described, situated in the County of Sonoma, State of California, together with the appurtenances, special reference being hereby made to said Deed of trust, and the record thereof, for a particular description of said lands.

To Have and to Hold the same, without any warranty, unto the said Adolph Freed and Lurline Freed, his wife, their heirs and assigns forever.

In Witness Whereof, the said Trustees have executed these

presents this 23rd day of March A. D. 1921.

(Signed) Samuel Bissinger, as Trustee,
Newton Bissinger, as Trustee,

Acknowledged March 23, 1921,

(by Samuel Bissinger and Newton Bissinger, as such Trustees)
Before Marguerite S. Bruner, N. P.
San Francisco,

Recorded April 2, 1921,

Liber 392 of Deeds, on page 355,

Bissinger and Co.,
a corporation, &c, and
which Corporation is sometimes
known and called
Bissinger and Company,
— To —
Charles M. Rico,

DEED

Dated February 11, 1921,

Cons:- $2,200.00,

(Int. Rev. Stamp $2.50 cancelled,)

Does, by these presents, grant, bargain and sell, convey and confirm unto the said party of the second part, his heirs and assigns forever, all that certain lot and parcel of land, situate, lying in the County of Sonoma, State of California, and bounded and described as follows, to wit:

Beginning at a stake marked "W. D. B.", at the South East corner of the 440 acre tract of land conveyed by Lincoln to Bliss, thence leaving the Embarcadero Road and running South 67° West, along dividing line, 18 21/100 chains to a stake in corner of said ~~corner of said~~ tract; thence along dividing line of said 440 acre tract and land known as "Bihler Ranch", North 23° West, 13.02½ chains; thence leaving said boundary line, and running North 67° East, 18 21/100 chains to a point on West side of Embarcadero Road aforesaid, forming dividing line with land conveyed to Moskowitc, said first and third lines heretofore mentioned being parallel lines; thence along West side of said Embarcadero Road, South 23' East, 13.02½ chains to the point of beginning, containing 23.51½ acres of land, more or less, being a portion of the

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Pulpula Tract of the Petaluma Rancho.

Saving and excepting, therefrom, that certain parcel of land heretofore conveyed by one Adolf Freed, also called Adolph Freed, to Ernest Dalluege, by deed recorded in the office of the County Recorder of Sonoma County, California, in volume 323 of Deeds, at page 188, which excepted parcel of land is described as follows, to wit:

Beginning at a point in the Westerly line of the County Road leading from Petaluma to Embarcadero, which point is the South East corner of the lands of A. Freed, thence South 67° 4" West, 827.9 feet, along the Northerly line of a 40 foot road, to the point of beginning of this description; thence North 23° 6" West, 860.6 feet to a point; thence South 67° West, 253.1 feet to a point; thence South 23° 6" East, 860.5 feet to a point in the Northerly line of aforesaid 40 foot road; thence Northerly 67° 6" East, 253.1 feet, along the Northerly line of said road, to the point of beginning, containing 5 acres of land; bearings true, Magnetic Variation 17° 45" East.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

It is the intent of the grantor to grant and convey, to the grantee, the real property acquired by the grantor under a certain deed dated November 1, 1918, wherein Adolf Freed, also called Adolph Freed, was grantor, and the present grantor of this deed was grantee, and which deed was recorded in the office of the County Recorder of Sonoma County, California, November 7, 1918, in Book 365 of Deeds, at page 17,

and, said grantor, its successors and assigns will forever warrant and defend all of said property so granted to the grantee, his heir

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his heirs and assigns, against every person lawfully claiming the same.

In Witness Whereof the said party of the first part, by its President and Secretary thereunto duly authorized, has hereunto set its corporate name and seal the day and year first above written.

(Corporate Seal) Bissinger and Co. (also known and sometimes called Bissinger and Company)
By Samuel Bissinger, President,
By Herman Waldeck, Secretary,

Acknowledged February 11, 1921,

(by Samuel Bissinger and Herman Waldeck, President and Secretary, respectively, of the corporation described)

Before V. L. de Figueiredo, N. P.,
San Francisco,

"Resolved that, the President or a vice-President, together with the Secretary, be and they are hereby authorized, empowered and directed, in the name of Bissinger and Company, to convey, by warranty deed, to Charles M. Rico, the land owned by said corporation, acquired from Adolf Freed, for the sum for $2,200;"

Herman Waldeck, Secretary of Bissinger and Company, does hereby certify and declare that the foregoing resolution was duly and regularly adopted at a special meeting of the Board of Directors of Bissinger and Company, duly called and held on February 11th, 1921, at the hour of 11 o'clock, in the for_noon, at which meeting a quorum was then and there present.

(Corporate Seal) Herman Waldeck, Secretary,

Recorded April 2, 1921,
Liber 396 of Deeds, page 448,

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In the Superior Court of the County of Sonoma,

State of California,

Charles M. Rico,
Plaintiff,
vs
Lurline Freed,
Defendant,

LIS PENDENS

Dated May 6, 1921,

Notice Is Hereby Given, that an action has been commenced and is now pending in the above entitled Court, by the plaintiff above named against the defendant above named, in the above named County and State, for the purpose of determining all adverse claims to and clouds upon the title to all that certain real property situate in the County of Sonoma, State of California, and particularly described as follows:

Beginning at a stake marked "W. D. B.", at the South East corner of the 440 acre tract of land conveyed by Lincoln to Bliss, thence leaving the Embarcadero Road, and running South 67° West, along the dividing line, 18.21 chains to a stake in corner of said tract; thence along dividing line of said 440 acre tract and land known as "Bihler Ranch", North 23° West, 13.02½ chains; thence leaving said Boundary line and running North 67° East, 18.21 chains to a point on West side of Embarcadero Road aforesaid, forming dividing line with land conveyed to Moskowitc; said first and third lines heretofore mentioned being parallel lines; thence along West side of said Embarcadero Road, South 23° East 13.02½ chains to the point of beginning, containing 23.51½ acres of land, more or less. Being a portion of the Pulpula tract of Petaluma

Rancho.

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Dated this

(Signed)

Recorded

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1921

May 6 Comp

Rancho.

Saving and excepting, therefrom, that certain parcel of land heretofore conveyed by Adolf Freed and wife to Ernst Dalluege, by deed recorded in the office of the County Recorder of Sonoma County, California, in Volume 323 of Deeds, page 188, which excepted parcel of land is described as follows, to wit:

Beginning at a point on the Westerly line of the County road leading from Petaluma to Embarcadero, which point is the South East corner of the lands of A. Freed; thence South 67°4'West, 827.9 feet along the Northerly line of a 40 foot road, to the point of beginning of this description; thence North 23° 6' West, 860.6 feet to a point; thence South 67° West, 253.1 feet to a point; thence South 23° 6' East, 860.5 feet to a point in the Northerly line of aforesaid 40 foot road; thence Northerly 67° 6' East, 253.1 feet, along the Northerly line of said road, to the point of beginning, containing 5 acres; bearings true, Magnetic Variation 17° 45' East.

Dated this 6th day of May, 1921.

(Signed) Harding and Monroe,
Attorneys for plaintiff,

Recorded May 6, 1921,

Liber I of Lis Pendens, page 345,

Register 33, page 252, Case No. 12252

1921
May 6 Complaint Filed, and Summons issued,

(Nothing Further)

STATE AND COUNTY TAXES.

1921, - - - - - - - - - - - - - - are now a lien, but not yet due.

—— Nothing further. ——

Santa Rosa, this Twenty-fourth day of August, 1921, at 9 o'clk, A.M.

The Sonoma County Abstract Bureau

by C. T. Hahmann

Manager.

- 22, 044 -

Continuation
of the
Preceding Abstract of Title
subsequent to

August 24, 1921,

at 9 o'clock, A.M.,

In the Superior Court of the County of Sonoma,
State of California,

Charles M. Rico, Plaintiff, — vs — Lurline Freed, Defendant,	Register 33, page 252, Case No. 12252

SUIT TO QUIET TITLE

1921

May 6 Complaint to quiet title, -Filed,

(Title of Court and Cause)

Plaintiff above named complains of defendant above named and alleges as follows,-

I, - That the plaintiff is now, and for a long time hitherto has been the owner in fee, of, and in the possession of, that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bounded and described as follows, to wit,-

Beginning at a stake marked "W D B", at the Southeast corner of the 440 acre tract of land conveyed by Lincoln to Bliss, thence leaving the Embarcadero Road and running South 67° West, along dividing line, 18.21 chains to a stake in corner of said tract: thence along dividing line of said 440 acre tract and land known as "Bihler Ranch", North 23° West, 13.02½ chains: thence leaving said boundary line and running North 67° East, 18.21 chains to a point on West side of Embarcadero Road, aforesaid, forming dividing line

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1921 with land conveyed to Moskowitc, said first and third lines heretofore mentioned being parallel lines: thence along West side of said Embarcadero road, South 23° East, 13.02½ chains to the point of beginning, Containing 23.51½ acres of land, more or less.

Being a portion of the Pulpula Tract of the Petaluma Rancho,

Saving and Excepting, therefrom, that certain parcel of land heretofore conveyed by Adolf Freed and wife to Ernst Dalluege, by deed recorded in the office of the County Recorder of Sonoma County, California, in Volume 323 of Deeds, page 188, which excepted parcel of land is described as follows, to wit,-

Beginning at a point in the Westerly line of the County road leading from Petaluma to Embarcadero, which point is the Southeast corner of the lands of A. Freed: thence South 67° 4' West, 827.9 feet, along the Northerly line of a 40 foot road, to the point of beginning of this description: thence North 23° 6' West, 860.6 feet to a point: thence South 67° West, 253.1 feet to a point: thence South 23° 6' East, 860.5 feet to a point in the Northerly line of aforesaid 40 foot road: thence Northerly 67° 6' East, 253.1 feet, along the Northerly line of said road, to the point of beginning, Containing 5 acres, Bearings true, Magnetic Variation 17° 45' East,

II, - That said plaintiff claims title in fee to the said premises, and that the said defendant claims an estate or interest therein adverse to plaintiff,

III, - That the claim of said defendant is without any right whatever, and that the said defendant has not any estate, right, title or interest whatever, in

1921

May 6

August 25

1921 or to said land or premises, or any part thereof:

Wherefore plaintiff prays that the defendant may be required to set forth the nature of her claim, and that all adverse claims of the defendant may be determined by decree of this Court,

2nd, - That by said decree it be declared and adjudged that the defendant has not any estate or interest whatever in or to said land and premises, or any part thereof, and that the title of plaintiff is good and valid,

3rd, - That the defendant be forever enjoined and debarred from asserting any claim whatever in or to said land and premises, or any part thereof, adverse to plaintiff,

And for such other relief as to this Honorable Court shall seem meet and agreeable to equity, and for his Costs of Suit herein,

Harding & Monroe,
Attorneys for Plaintiff,

Verified by Charles M. Rico, May 3d, 1921,
Before Robert A. Poppe, Notary Public,
Sonoma County,

May 6 Summons issued,

August 25 Summons returned and filed,

as follows,-

State of California,)
: SS
City and County of San Francisco,)

Edward O'Gara, being duly sworn, deposes and says, That he is, and was at the time of the service of the Summons herein referred to, a citizen of the United States, over the age of eighteen years, and not a party

1921 to the within entitled action: that he personally served the within Summons on the hereinafter named defendant, whom deponent knew to be the person named in said Summons, by delivering to and leaving with said Defendant personally, at the places hereinafter set forth in the State of California, and at the time sep opposite __ respective name, a copy of said Summons attached to a copy of the Complaint referred to in said Summons,

NAME DEFENDANTS SERVED - - - - - - Lurline Freed,

PLAVE WHERE SERVED, - - - San Francisco, California,

TIME OF SERVICE - - - - - - - - - - - - - May ~~Aug.~~ 19, 1921,

W.S.C
Searcher

Edward O'Gara,

Subscribed and Sworn to, before me,
this 19th day of May, A. D. 1921,
(Seal) M. A. Brusie, Notary Public,
in and for the City and County of San
Francisco, State of California,

August 25 Moratorium Affidavit, -Filed,

(Title of Court and Cause)

State of California,)
: SS
City and County of San Francisco,)

Robert H. Borland, being first duly sworn, deposes and says, That he is a citizen of the United States, and of the State of California, over the age of twenty-one years, and not a party to the within entitled action: that Lurline Freed, defendant herein, is not a person in the Military service of the United States, as such military service is defined in Section 101 of the Soldiers and Sailors Civil Rights Act, approved by President Wilson on the 8th day of March, A.D.1918,

Robert H. Borland,

1921 Subscribed and Sworn to, before me,

this 24th day of August, A. D. 1921,

(Seal) M. A. Brusie, Notary Public,

in and for the City and County of San

Francisco, State of California,

Septbr.19 Judgment and Decree Quieting Title, -Filed,

(Title of Court and Cause)

The above entitled action coming on regularly this day for trial, and the plaintiff, Charles M. Rico, being present in Court and represented by Messrs Harding & Monroe, his Attorneys, and due proof having been made to the satisfaction of the Court that Summons in the above entitled action was served in all respects as required by law, and the default of the defendant having been entered for failure to appear and answer within the time required by law, or at all, and evidence, oral and documentary, having been introduced in support of the Complaint of the plaintiff, and the matter having been submitted to the Court for its decision, and it appearing to the satisfaction of the Court that plaintiff is the owner in fee of, and in possession of, the real property hereinafter particularly described, and of the whole thereof,

Now, Therefore, It is hereby Ordered, Adjudged and Decreed that plaintiff is the owner of and in the possession of all that certain lot, piece or parcel of land, situate, lying and being in the County of Sonoma, State of California, and bounded and described as follows, to wit,-

Beginning at a stake marked "W D B ", at the Southeast corner of the 440 acre tract of land conveyed by Lincoln

1921

to Bliss, thence leaving the Embarcadero road, and running South 67° West, along dividing line, 18.21 chains to a stake in corner of said tract: thence along dividing line of said 440 acre tract and land known as "Bihler Ranch", North 23° West, 13.02½ chains: thence leaving said boundary line, and running North 67° East, 18.21 chains to a point on West side of Embarcadero Road aforesaid, forming dividing line with land conveyed to Moskowitc, said first and third lines heretofore mentioned being parallel lines: thence along West side of said Embarcadero road, South 23° East, 13.02½ chains to the point of beginning, Containing 23.51½ acres of land, more or less,

to Bliss, thence leaving the Embarcar-

Being a portion of the Pulpula Tract of the Petaluma Rancho,

Saving and Excepting, therefrom, that certain parcel of land heretofore conveyed by Adolf Freed and wife to Ernst Dalluege, by deed recorded in the office of the County Recorder of Sonoma County, California, in Volume 323 of Deeds, page 188, which excepted parcel of land is described as follows, to wit,-

Beginning at a point in the Westerly line of the County road leading from Petaluma to Embarcadero, which point is the Southeast corner of the lands of A. Freed: thence South 67° 4' West, 827.9 feet, along the Northerly line of a 40 foot road, to the point of beginning of this description: thence North 23° 6' West, 860.6 feet to a point: thence South 67° West, 253.1 feet to a point: thence South 23° 6' East, 860.5 feet to a point in the Northerly line of aforesaid 40 foot road: thence Northerly 67° 6' East, 253.1 feet, along the Northerly line of said road, to the point of beginning, Contain-

1921 ing 5 acres, Bearings true, Magnetic Variation 17° 45' East,

in fee simple absolute: that the title of said plaintiff, in and to the property above described, be and the same is hereby quieted against the said Lurline Freed, defendant: that the said defendant has not any estate, right, title or interest whatever in or to the said land and premises, or any part thereof: that the title of plaintiff is good and valid to the said property above described, and the whole thereof: that the defendant, Lurline Freed, be and she is hereby forever restrained, enjoined and debarred from claiming or asserting any claim in or to the said lands and premises, or any part thereof, adversely to plaintiff: that Plaintiff have judgment for his Costs of Suit herein, which same are hereby taxes at ___ Dollars,

Done in Open Court this 19" day of September, 1921,

H. L. Preston,

Judge of said Superior Court,

(Note,-

A Certified Copy of the foregoing Judgment and Decree Quieting Title was recorded in Office of the County Recorder on September 19, 1921, in Liber 402 of Deeds, on page 396, Sonoma County Records)

N O T H I N G F U R T H E R

Santa Rosa, this Nineteenth day of September, 1921, at 4 o'c, P.M.,

The Sonoma County Abstract Bureau

By W. B. Corrick

President,

CONTINUATION

of the

PRECEDING ABSTRACT OF TITLE.

Subsequent to September 19th, 1921, at 4 o'clk. P.M.

COULTER & SMITH,
SEARCHERS OF RECORDS,
EXCHANGE BANK BUILDING,
SANTA ROSA, CALIFORNIA.

CHARLES M. RICO and
EDITH RICO, his wife,

— TO —

SONOMA VALLEY BANK,
a corporation.

MORTGAGE.

Dated: October 15,1921.

Mortgage all that certain land, situate in the County of Sonoma, State of California, and described as follows, viz:-

Beginning at a stake marked "W D B ", at the Southeast corner of the 440 acre tract of land conveyed by Lincoln to Bliss, thence leaving the Embarcadero road, and running South 67° West, along dividing line, 18.21 chains to a stake in corner of said tract; thence along dividing line of said 440 acre tract and land known as "Bihler Ranch", North 23° West, 13.02½ chains; thence leaving said boundary line, and running North 67° East, 18.21 chains to a point on West side of Embarcadero Road aforesaid, forming dividing line with land conveyed to Moskowitc, said first and third lines heretofore mentioned being parallel lines; thence along West side of said Embarcadero road, South 23° East, 13.02½ chains to the point of beginning, containing 23.51½ acres of land, more or less,

Being a portion of the Pulpula Tract of the Petaluma Rancho,

Saving and Excepting therefrom, that certain parcel of land heretofore conveyed by Adolf Freed and wife to Ernst Dalluege, by deed recorded in the office of the County Recorder of Sonoma County, California, in Volume 323 of Deeds, page 188, which excepted parcel of land is described as follows, to wit:-

Beginning at a point in the Westerly line of the County road leading from Petaluma to Embarcadero, which point is the Southeast corner of the lands of A. Freed; thence South 67° 4' West, 827.9 feet, along the Northerly line of a 40 foot road, to the point of beginning of this description; thence North 23° 6' West, 860.6 feet to a point; thence South 67° West, 253.1 feet to a point; thence South 23° 6' East, 860.5 feet to a point in the Northerly

line of aforesaid 40 foot road; thence Northerly 67° 6' East, 253.1 feet, along the Northerly line of said road, to the point of beginning, Containing 5 acres, Bearings true, Magnetic Variation 17° 45' East.

To secure the payment of a certain promissory note of even date for the sum of $1000.00 due one year after date, with interest thereon at the rate of seven per cent per annum, interest payable semi-annually, and if not so paid to be compounded.

Mortgage conditions, etc.,

(Signed) Charles M. Rico (Seal)

Edith Rico (Seal)

Acknowledged: October 15,1921.

Before Robert A. Poppe, Notary Public,

Sonoma County, California.

Recorded: October 17,1921.

In Liber "312" of Mortgages, page 69.

YEARS

1921

Santa

TAXES

STATE AND COUNTY.

YEARS.

1921 Assessed to Bissinger and Company.

1st. Installment-$37.23, now due and payable.

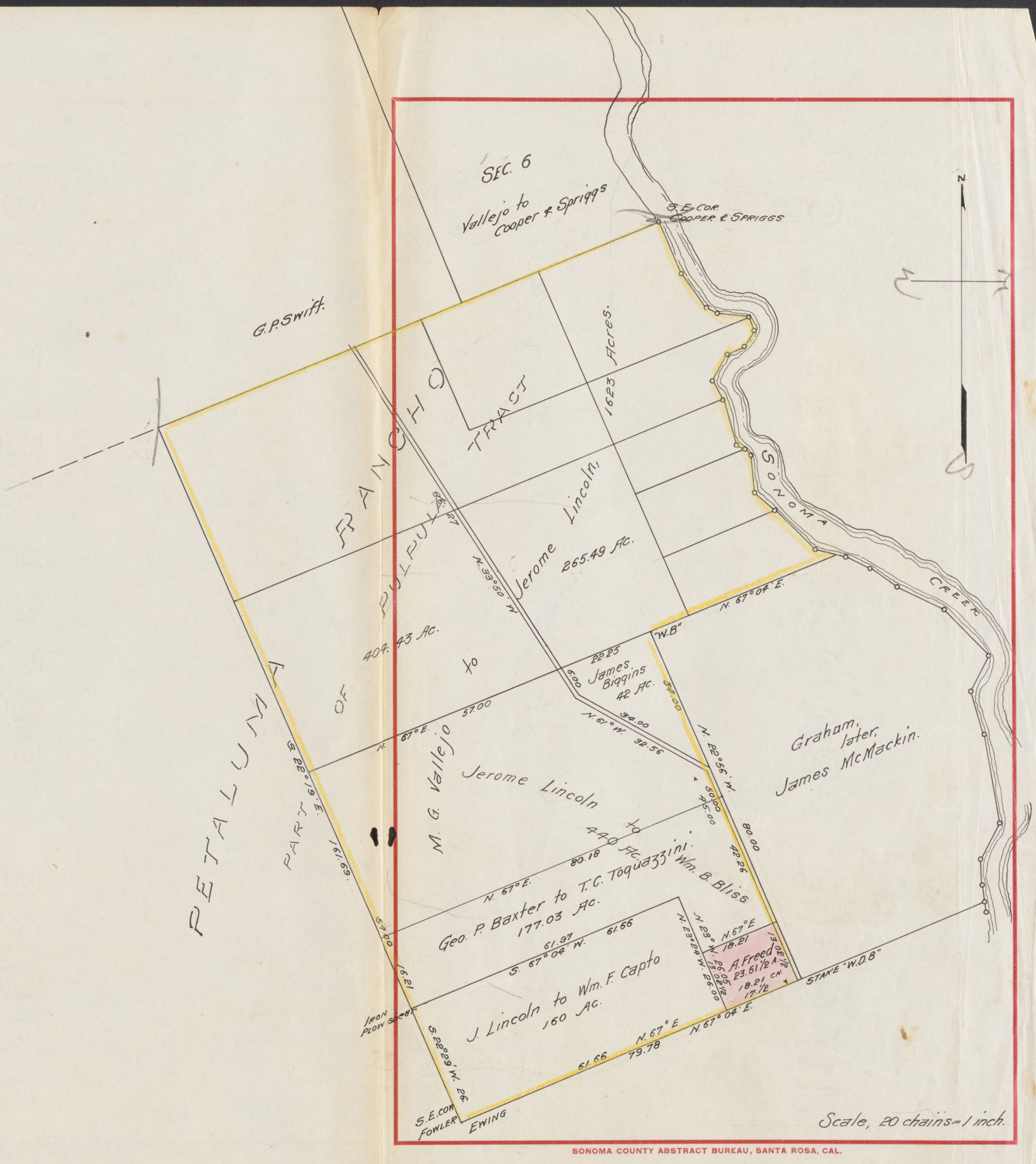
2nd. Installment- $22.15, now a lien, but not yet due.

NOTHING FURTHER.

Santa Rosa, California, November 10th, 1921, at 5 o'clock P.M.

COULTER & SMITH,
BY W. S. Coulter
SEARCHERS OF RECORDS,
SONOMA COUNTY, CALIF.

Diagram


SEC. 6
Vallejo to Cooper & Spriggs
S.E. COR. COOPER & SPRIGGS
N
G.P. Swift.
PETALUMA RANCHO
PART OF PULPULA TRACT
1623 Acres.
Jerome Lincoln
265.49 Ac.
N. 33°50' W.
85.21
404.43 Ac.
M. G. Vallejo to Jerome Lincoln
440 Ac.
SONOMA CREEK
N. 67°04' E.
"W.B"
22.25
James Biggins
42 Ac.
6.00
34.00
57.00
N. 61° W.
34.00
32.56
N. 67° E.
S. 22°19' E.
69.16
N. 22°56' W.
50.00
45.00
80.00
42.26
Graham, later, James McMackin.
80.18
N. 67° E.
Geo. P. Baxter to T.C. Toquazzini.
177.03 Ac.
Wm. B. Bliss
57.00
16.21
S. 67°04' W.
61.97
61.66
J. Lincoln to Wm. F. Capto
160 Ac.
IRON PLOW SHEAR
S. 22°29' W. 26.
N. 23° W. 26.05
N. 23°24' W. 26.00
13.02 1/2
N. 67° E
18.21
A. Freed
23.51 1/2 A.
18.21 CH.
17.1/2
13.02 1/2
STAKE "W.D.B"
N. 67°04' E.
N. 67° E
79.78
61.66
S.E. COR FOWLER
EWING
Scale, 20 chains = 1 inch.

SONOMA COUNTY ABSTRACT BUREAU, SANTA ROSA, CAL.